

Home 2 Sell

Quality Service For Less



85 Derby Road

Belper, DE56 1UX

£230,000



No Chain.

Home2sell are delighted to offer this rare opportunity to acquire a detached two bedroom bungalow residence having huge potential being situated in a popular and much sought after area of Belper Derbyshire. The property represents an excellent opportunity for the discerning purchaser looking to purchase an individual and well appointed family home. Accommodation comprising in brief of; Entrance porch, entrance hall, lounge, dining room, kitchen, two well proportioned bedrooms and family bathroom. Outside to the front the property sits in an elevated position enjoying a fine aspect and views towards the Chevin and surrounding area. Having a mature fore garden laid mainly to lawn with established planted borders and sun terrace. A special feature of the sale is the rear garden which enjoys vehicular access from Beckstich Lane having driveway, steps and single garage. The garden is tiered with a patio immediately to the rear with steps up to a sun terrace, planted area, further patio, lawn and a vegetable plot. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a PVCu door with glazed insert with PVCu double glazed window. Having wooden framed door to the entrance hall.

### Entrance Hall

Having a central heating radiator, ceiling light, useful larder cupboard and access to the loft void.

### Lounge

10'10" x 11'10" extending 14'0" (3.32m x 3.62m extending 4.28m )

Having a walk in bay PVCu double glazed window to the front elevation enjoying a fine aspect and views, central heating radiator, wall mounted gas fire, two built in fitted cupboards with shelves and ceiling light,

### Kitchen

6'4" x 6'3" (1.94m x 1.92m )

Having a PVCu door to the rear garden access, PVCu double glazed window to the rear elevation, central heating radiator, base and eye level units with roll top work surfaces over incorporating a stainless steel sink drainer with chrome mixer tap. With integrated electric oven and gas hob, space and plumbing for an automatic washing machine, complimentary splash back tiling and ceiling light.

### Dining Room

9'6" x 8'4" (2.90m x 2.55m )

Having two PVCu double glazed windows to the rear elevation, two bespoke fitted cupboards, wall mounted gas fire and ceiling light. Television Point.

### Bedroom One

13'1" reducing 10'11" x 9'7" (4.01m reducing 3.34m x 2.94m )

Having a PVCu double glazed walk in bay window to the front elevation enjoying the fine views, central heating radiator, built in fitted wardrobes with generous hanging space, cupboards and ceiling light.

### Bedroom Two

9'10" x 8'1" (3.01m x 2.48m )

Having a PVCu double glazed window to the rear elevation, fitted wardrobes and cupboards, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side with shower attachment over. Central heating radiator, PVCu double glazed opaque window to the side elevation and ceiling light.

### Outside

Outside to the front the property sits in an elevated position enjoying a fine aspect and views towards the Chevin and surrounding area. Having a mature fore garden laid mainly to lawn with established planted borders and sun terrace. A special feature of the sale is the rear garden which enjoys vehicular access from Beckstich Lane having driveway, steps and single garage. The garden is tiered with a patio immediately to the rear with steps up to a sun terrace, planted area, further patio, lawn and a vegetable plot.

### Loft

This generous space has potential for conversion

subject to the necessary planning and building regulations.

### Area

85 Derby Road is situated within walking distance of the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From our Belper Home2sell office proceed to the Morrisons roundabout and left onto Derby Road, after a short while the property is situated on the left hand side and can be clearly identified by our distinctive Home2sell for sale board.

The property can also be accessed via Beckstich

Lane from the rear where there is parking and access to the garage.



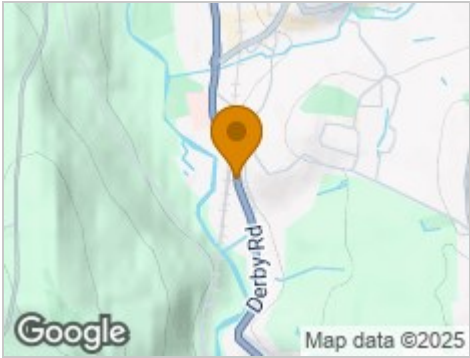
Road Map



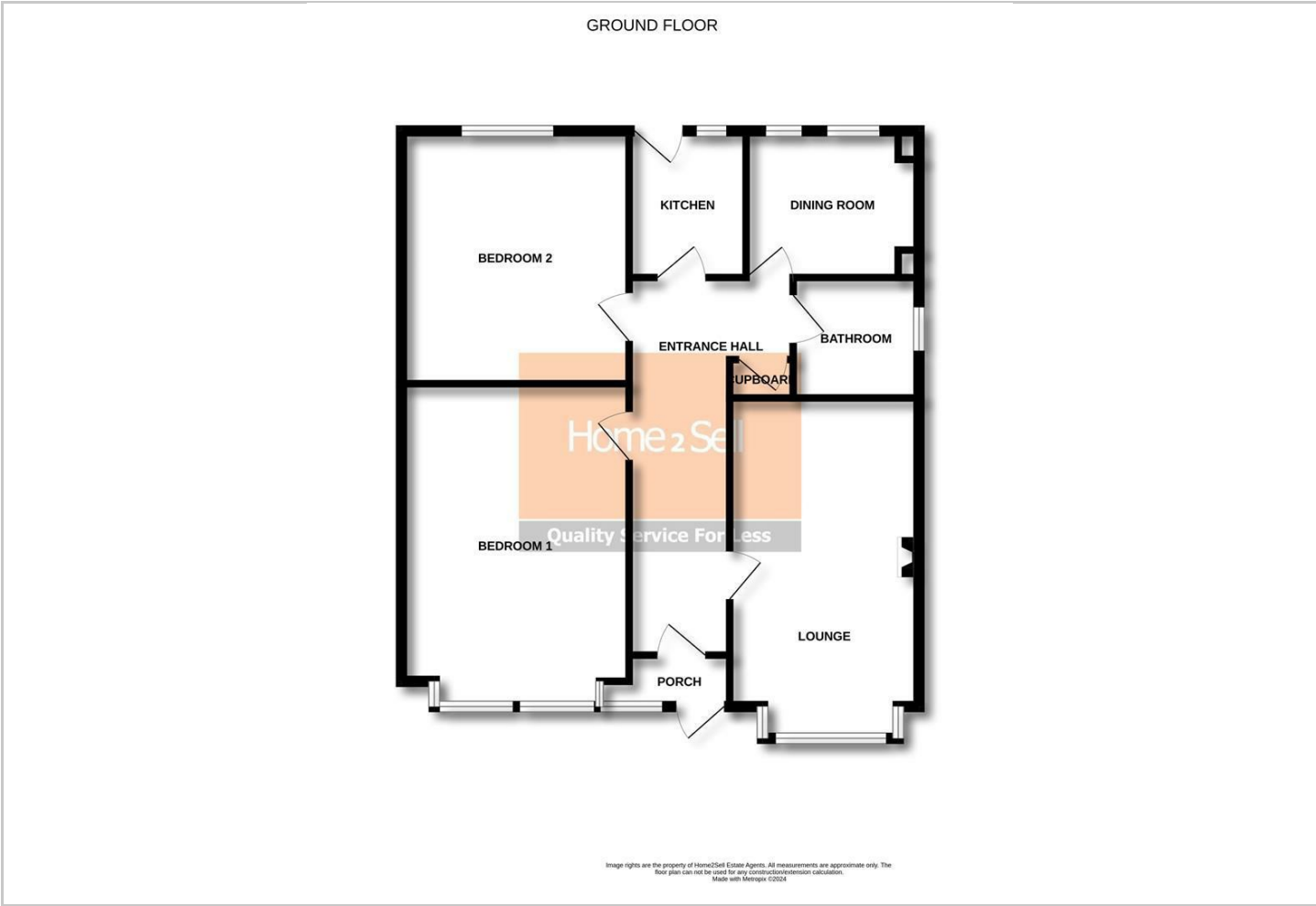
Hybrid Map



Terrain Map



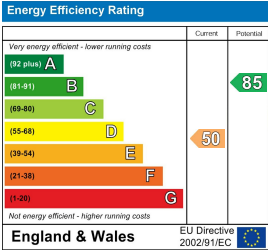
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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