

Home 2 Sell

Quality Service For Less



## 2 Becksitch Lane

Belper, DE56 1UZ

Fixed Asking Price £135,000



\*\*\*\*\*DEVELOPMENT OPPORTUNITY\*\*\*\*\*

Home2sell are delighted to offer this two bedroom detached bungalow set in generous grounds having fore garden with gated access to the front and a generous rear garden with views. Accommodation comprising in brief of Entrance Hall, Lounge, Kitchen, two bedrooms and family bathroom. Viewing Essential. Walking distance to Belper Town. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.  
NO CHAIN.



### Entrance Hall

The property is entered via a PVCu door to the rear aspect with traditional inner door, useful storage cupboard and access to the loft void.

### Kitchen

10'6" reducing 3'3" x 8'11" reducing 8'10" (3.21 reducing 1.00 x 2.72 reducing 2.68)

With a PVCu double glazed window to the front elevation, PVCu door to the side access, useful pantry with wooden window, Gas fire, base and wall units. Stainless steel sink unit.

### Bedroom One

11'9" x 11'5" (3.58 x 3.48)

Having a PVCu double glazed window to the front elevation. Ceiling light.

### Bedroom Two

10'1" extending 13'0" x 11'5" (3.08 extending 3.97 x 3.49)

Having a PVCu double glazed window to the rear elevation with view, PVCu double glazed window to the side elevation and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side, pedestal hand wash basin and a close couple WC. PVCu double glazed opaque window to the front elevation.

### Outside

The property is set back from the road behind a generous fore garden with gated access. To the rear a generous rear garden with views.

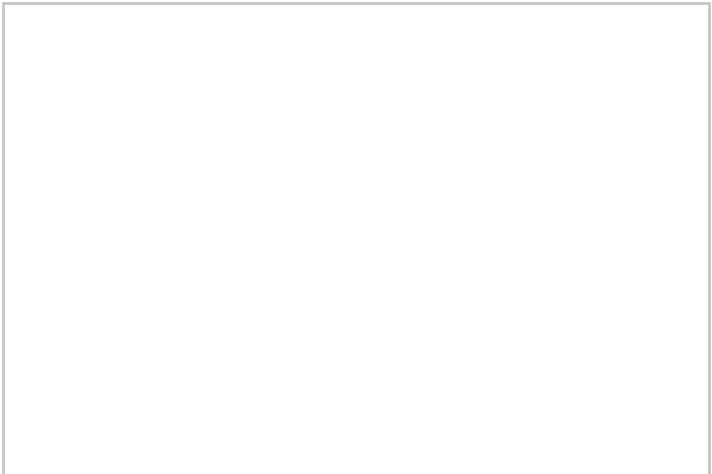
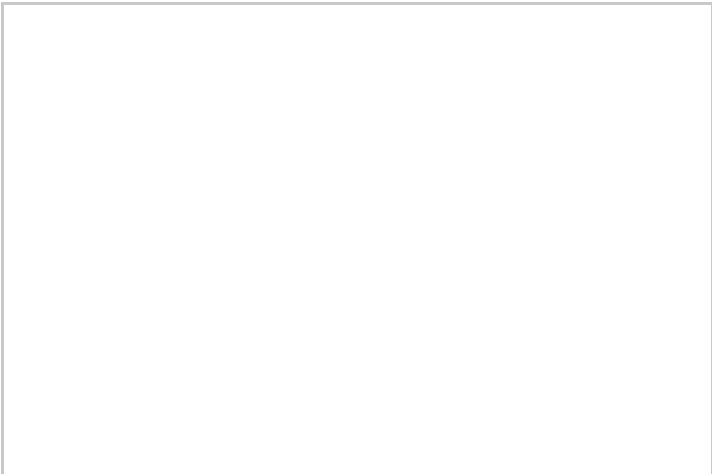
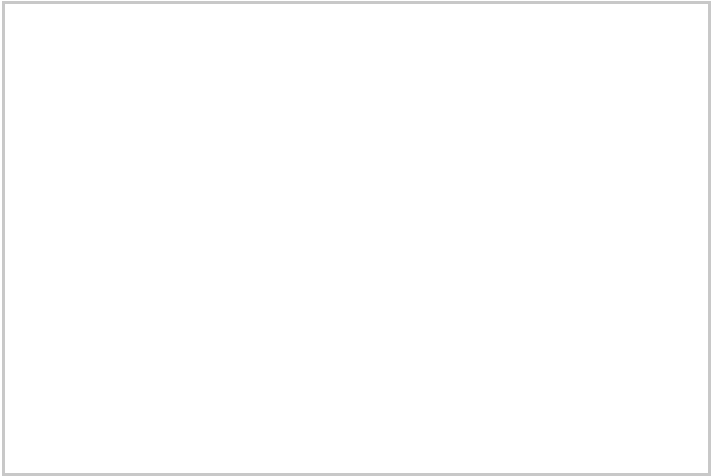
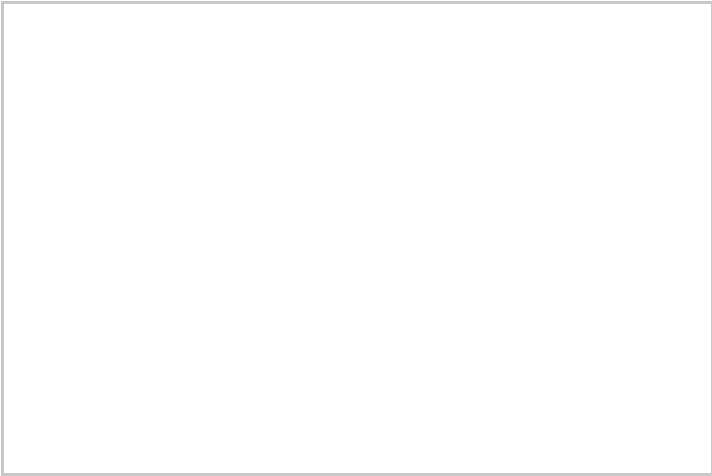
### Area

2 Beckstich Lane is situated with in walking distance from 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.

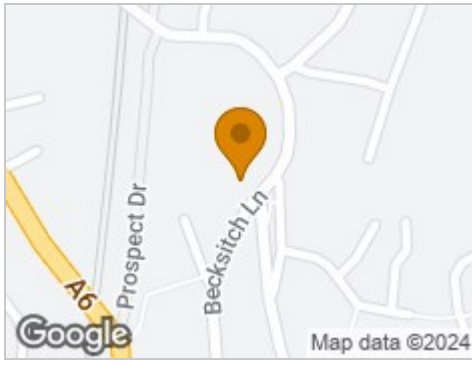
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave the offices of Home2sell via Queen Street which becomes The Fleet, continue along The Fleet taking a right hand turn onto Becksitch Lane, where No 2 can be found on the right hand side clearly identified by our distinctive Home2sell For Sale Board.



## Road Map



## Hybrid Map



## Terrain Map



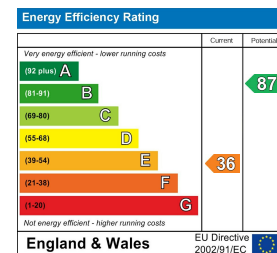
## Floor Plan



## 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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