

Home 2 Sell

Quality Service For Less



## 31 Lowlands Road

Belper, DE56 1HN

Offers Around £279,995



Home2sell are delighted to offer For Sale this detached two bedroomed bungalow set within a much sought after residential location Belper Derbyshire. The property represents an ideal opportunity for the discerning purchaser looking to acquire a well proportioned and versatile accommodation, situated on a delightful plot. The accommodation comprising of in brief of porch, Open Plan Lounge Dining Room with feature fire, fitted Kitchen Inner Hall, two generous bedrooms the master having fitted wardrobes and a family shower room having a three piece suite. Gardens to the front and rear. Having a gas central heating system and being PVCu double glazed. With a detached single garage and off road parking. This property is a short walk away from local shops, pubs, amenities and public transport links as well as being just a few minutes drive from Belper town centre. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a composite door having glazed inserts, laminate wood grain effect flooring, central heating radiator and ceiling light.

### Open Plan Lounge Dining Room

20'11" reducing 18'10" x 10'0" ext 11'11" max (6.39m reducing 5.75m x 3.05m ext 3.65m max )

This generously proportioned and light room has PVCu double glazed windows to the side and front elevations, two central heating radiators, two wall lights, two ceiling lights, useful storage cupboard housing the consumer unit. The focal point of the room is a gas coal effect living flame fire set on a raised marble hearth. Television Point.

### Inner Hall

Having access to all rooms and useful storage cupboard. Access to the loft void.

### Fitted Kitchen

9'6" x 8'0" (2.91m x 2.44m )

Having a modern fitted kitchen comprising of a range of base, wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Integrated electric fan assisted oven with grill and four ring electric hob having an extractor canopy over. Space and plumbing for an automatic washing machine, space for a separate fridge and freezer. Having a PVCu double glazed window to the side elevation, composite door, quality tile effect flooring, central heating radiator, cupboard housing the wall mounted Vaillant gas central heating boiler which services the domestic hot water and central heating system.

### Bedroom One

9'8" x 9'6" (2.95m x 2.90m )

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

### Bedroom Two

11'0" x 7'5" (3.36m x 2.28m )

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

### Family Shower Room

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having a thermostatically controlled shower unity. PVCu double glazed opaque widow to the side elevation, ceramic tiled flooring, central heating radiator, complimentary wall tiling and recessed ceiling light.

### Outside

To the front of the property is a well maintained lawn with mature planting and the driveway providing parking for several vehicles.

To the rear is the detached single garage and an easy maintenance garden comprising of a patio area immediately to the rear with steps to a lawn area and a patio sun terrace at the top of the garden which makes an ideal space for el fresco dining and entertaining.

### Area

31 Lowlands Road is situated approximately a mile 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

From our Belper office proceed up through the Market Place, High Street and onto Spencer Road, turn left onto Marsh Lane, second right on to Dovedale Crescent, then first right on to Lowlands Road, where the property can be found on the Right hand side clearly identified by our distinctive Home2sell For Sale Board.



## Road Map



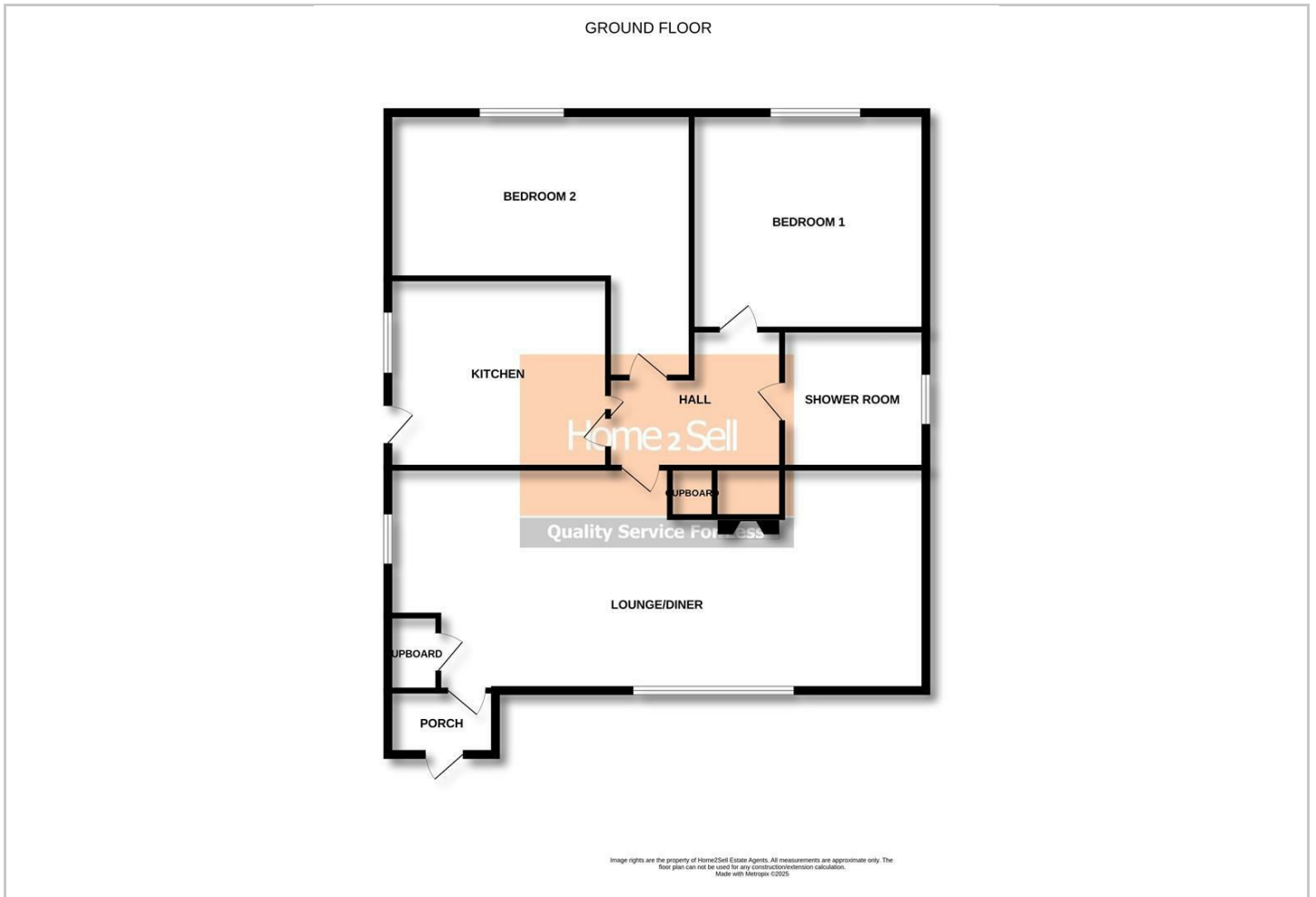
## Hybrid Map



## Terrain Map



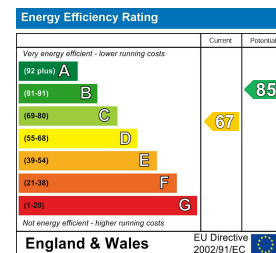
## Floor Plan



## 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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