



GADSBY
NICHOLS

51 Becksitch Lane, , Belper, DE56 1UZ

£375,000

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A STUNNING, DETACHED THREE BEDROOM BUNGALOW, enjoying a premier residential location, in an elevated position to enjoy delightful views over the valley to countryside beyond. The property has seen the completion of an extensive scheme of refurbishment, and is considered to be one of the most pleasing examples of its type in the area, with early internal inspection highly recommended. The property benefits from no upward chain, vacant possession on completion, and furniture available by separate negotiation. Included within the sale are all light fittings and window treatments. Thus providing an opportunity for a turn-key purchase. Having the benefit of gas central heating, UPVC double glazing, air-conditioning to the main bedroom, smart alarm, and CCTV, the accommodation briefly comprises: -

INTERNALLY, recessed Entrance Porch, Reception Hall, Lounge, superb Dining Kitchen, Two Double Bedrooms, Bedroom Three/Dressing Room, and luxury Bathroom with separate shower and bath. EXTERNALLY, situated in the centre of a large plot, to the front is ample block-paved car standing and landscaped paved garden area to the front, and landscaped rear garden incorporating timber-clad outbuilding/shed. EPC E (2023), COUNCIL TAX BAND C.

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THE PROPERTY



A RARE OPPORTUNITY FOR THE DISCERNING PURCHASER TO ACQUIRE this impressive, 1930's double-fronted, detached three bedroom bungalow, which has recently seen the completion of a scheme of extensive refurbishment to include a host of quality fitments and decoration throughout, and as a result, it is considered to be one of the most pleasing examples of its type in the area, with early internal inspection highly recommended to be fully appreciated. Comprising; entrance porch, reception hall, lounge, excellent dining kitchen, two double bedrooms, bedroom three/dressing room, luxury bathroom, ample parking, landscaped gardens to the front and rear, and a large timber clad outbuilding/shed.

LOCATION



The property is situated in the ever popular area of Chellaston, close to open public greens and parkland, close to all the amenities Chellaston has to offer including the close proximity to the A50, A38 and M1

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, proceeding through Allestree, Darley Abbey and Duffield towards Belper, proceed through Milford, and on entering Belper on Derby Road turn right into Becksitch Lane, following the road up the hill to find the property on the right-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13358.

ACCOMMODATION

Having the benefit of gas central heating, air conditioning to the main bedroom and UPVC double glazing, the detailed accommodation comprises: -

INTERNALLY

ENTRANCE PORCH

Central, arched, open entrance porch, having quarry-tiled floor, ring door bell, PIR spotlights, and leaded-light glazed front entrance door opening to the: -

RECEPTION HALL



Having Porcelanosa tiled floor, central heating radiator, ceiling coving and Yale smart alarm keypad.



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FRONT LOUNGE

4.19m x 3.81m max (13'9" x 12'6" max)



Measurements are 'maximum into bay'.



Having wide square, UPVC double glazed bay window with timber shutters, to the front and enjoying far-reaching views, feature exposed-brick fireplace and chimney-breast with stone hearth and Robey's fitted Rais log burner, ceiling coving, two

central heating radiators, and four up and down wall-lights.

SUPERB DINING KITCHEN

5.56m x 4.01m max, 2.51m min (18'3" x 13'2" max, 8'3" min)



Measurements are '18'3" x 13'2" maximum, 8'3" minimum/5.56m x 4.01m maximum, 2.51m minimum'.



Having stylish, quality grey shaker kitchen with solid

worktops comprising; two curved base units, one double corner base unit, one double base units, three single base units, drawers, single wall units, further single wall unit housing a wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating, and larder unit, together with AEG integrated appliances to include; stainless-steel gas hob with stainless-steel canopy over incorporating extractor hood and light, electric double oven, 70/30 fridge freezer and dishwasher. As well as integrated Miele washer/dryer, with ample solid work surface areas with concealed lighting over and incorporating white Belfast-style sink unit, Hansgrohe mixer tap with pull out spray, eleven ceiling downlights, Porcelanosa tiled floor, two UPVC double glazed windows enjoying views over the rear garden, UPVC double glazed double French doors with wooden shutters and opening to the rear patio, contemporary vertical central heating radiator, and built-in cupboard.



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MAIN BEDROOM

4.29m 3.45m max (14'1" 11'4" max)



Measurements are 'maximum into bay'.



Having ceiling coving, ducted air-conditioning vents in the ceiling, two central heating radiators, and UPVC double glazed square bay window to the front with timber shutters, and enjoying delightful elevated views.

BEDROOM TWO

3.51m x 2.72m (11'6" x 8'11")



Having UPVC double glazed window, central heating radiator, and ceiling coving.

BEDROOM THREE/DRESSING ROOM

2.87m x 2.08m plus (9'5" x 6'10" plus)



Measurements are 'plus wardrobe recess'.



Having a range of quality bespoke fitted wardrobes comprising; two double and two single wardrobes with top cupboards, shoe storage, and LED lighting, together with UPVC double glazed window, and central heating radiator.

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LUXURY BATHROOM

3.51m x 2.26m (11'6" x 7'5")



Having quality white sanitary ware comprising; freestanding bath with pillar shower mixer tap, low-level WC with concealed cistern, wide walk-in shower cubicle with rain and handheld shower attachments, and BANGODESIGN glass wash hand basin on granite top vanity unit with drawers, together with heated chrome towel rail, separate central heating radiator, Porcelanosa tiled floor, full-height Porcelanosa tiled walls with feature wall, four ceiling downlighters, extractor fan, loft hatch and UPVC double glazed window.



LOFT SPACE

Fully insulated loft space, with electric power and light. An open, traditional roof space, presenting an ideal opportunity for future conversion, subject to obtaining the usual planning and building regulation approvals.

EXTERNALLY

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FRONT GARDEN



Having recently-built stone walling, large block-paved area affording car standing space(s), shrub borders, and stone steps leading to an elevated paved patio area, ideal for al-fresco dining to enjoy the delightful views across the valley and beyond.

REAR GARDEN



Affording a high degree of privacy, having paved

patio areas on differing levels including a elevated sitting/dining area taking advantage of the views over the roofline. Lawns, and well stocked borders accommodate mature shrubs, flowers, olive trees and hedging.



LARGE TIMBER-CLAD OUTBUILDING



Located within the rear garden, a large, timber clad outbuilding, with Velux window and single double

glazed UPVC window. Having electric power and lighting served by a separate consumer unit, including separate provision for hot tub supply to an isolator located in the lower rear garden. Currently fitted out with shelving and freestanding vented-tumble dryer. Being ideal for a variety of uses to include; gym, home office, or similar.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

b) Proof of Address – we will need to verify this

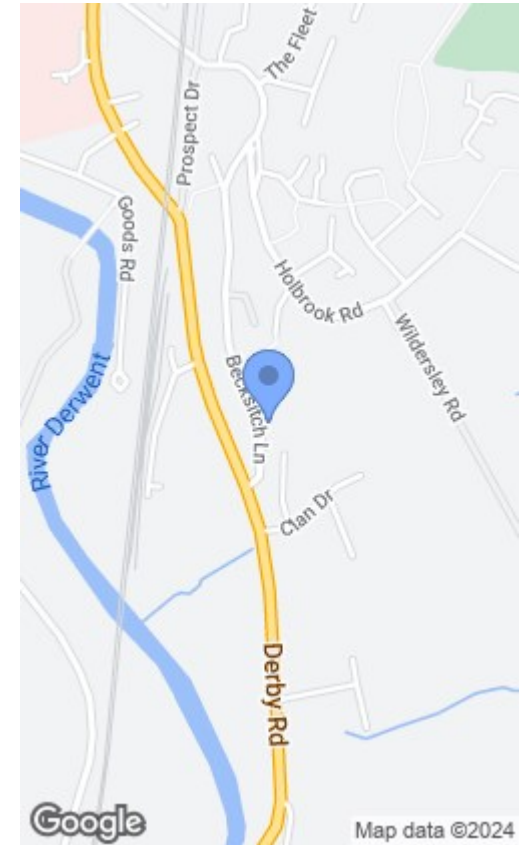
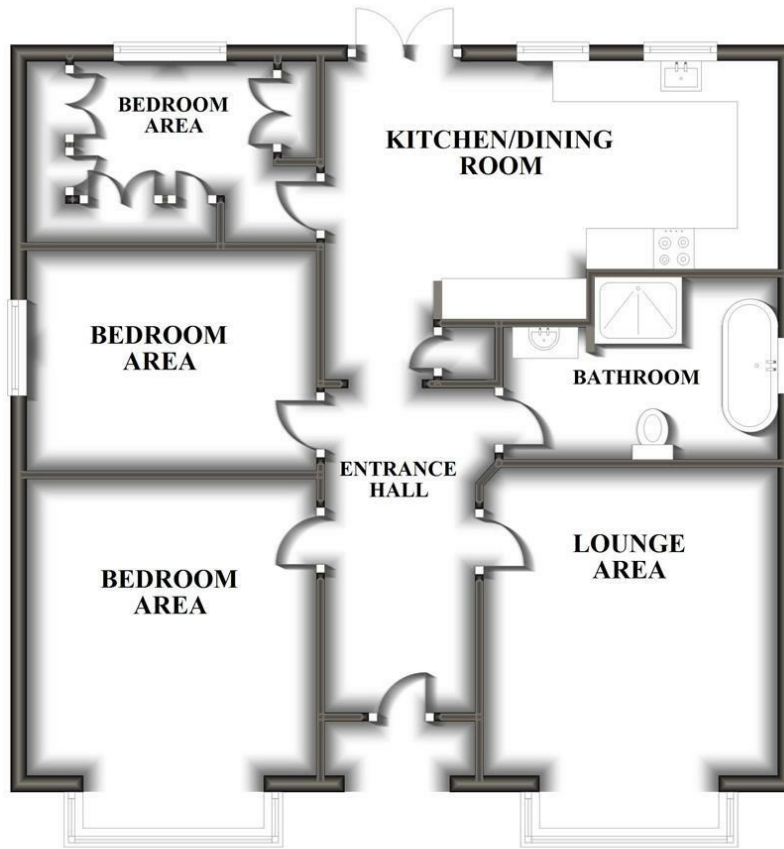
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information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13358

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51 BECKSITCH LANE



Floorplan is an illustration only and cannot be used for any extension or construction calculation. Plans provided by 'Amber Energy Surveys Limited' email - guyfowler@ambersurv.co.uk mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
89-91 B		89-91 B	
85-88 C		85-88 C	
81-84 D		81-84 D	
77-80 E		77-80 E	
73-76 F		73-76 F	
69-72 G		69-72 G	
Not energy efficient - higher running costs (1-68)		Not environmentally friendly - higher CO ₂ emissions (1-68)	
	76		
	52		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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