



## 11 Ravenoak Close, Belper, DE56 1NY

**£299,950**



Offered with no chain. An individually styled three bedroom detached bungalow residence offering deceptively spacious yet versatile split level accommodation. Situated in an elevated position, close to Belper. Having off road parking, garage and an extensive grounds extending to approx 0.5 acre of mature woodland garden. Viewing is recommended.



# 11 Ravenoak Close, Belper, DE56 1NY

£299,950



The individually styled property is in need of some modernisation with glazed entrance porch, dining hallway, fitted kitchen, split level lounge, three bedrooms and shower room.

Benefitting from majority double glazed windows and doors.

To the front of the property is a block paved driveway providing access to the garage. Steps and a paved path climb to the landscaped front garden. To the side steps provide access to the impressive rear garden. Terraced with established rockery, various tiered with mature trees, shrubs and flowering plants, opening into a woodland clearing with summerhouse, perfect for relaxing, wildlife watching and enjoying the stunning views over Belper and its countryside.

Situated conveniently within walking distance of Belper town centre with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A glazed entrance door allows access into a porch, with full height windows enjoying the views. Open into :

## DINING HALLWAY

15'10 x 8'5 extending to 11'8 (4.83m x 2.57m extending to 3.56m )

There is a solid wood parquet floor, decorative tongue and groove panelling, wooden steps to the split level landing area.

## FITTED KITCHEN

11'8 x 7'1 (3.56m x 2.16m )

Having a range of base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with splash back tiling. There is space for a fridge, electric cooker point, decorative tongue and groove panelling, vinyl flooring, wall lights, electric heater, extractor fan, a window to the front enjoying views and a glazed wooden entrance door to the side allows access.

## LOUNGE

15'6 x 10'9 (4.72m x 3.28m )

A naturally light and spacious room having aluminium framed picture window with window seat, to the front elevation enjoying a spectacular outlook over Belper and The Chevin. There is solid oak flooring, tongue and groove panelling, electric fire and wall lights.

## LANDING

Leads to inner hallway. There is built-in storage and access to a large roof void.

## BEDROOM ONE

14'1 x 9'8 (4.29m x 2.95m )

A window overlooks the rear garden

## BEDROOM TWO

10'4 x 9'3 (3.15m x 2.82m )

There is a range of built-in wardrobes, wooden flooring and window to the rear overlooking the grounds.

## BEDROOM THREE

10'7 x 7'8 (3.23m x 2.34m )

Currently being used as a home office with window to the rear, perfect for bird and wildlife watching.

## SHOWER ROOM

Appointed with a low flush WC, vanity wash hand basin and walk-in shower enclosure, complementary tiling, wall mounted heater and window to the side.

## OUTSIDE

To the front of the property is a block paved driveway providing access to the garage. Steps and a paved path climb to the landscaped front garden.

## GARAGE

Having double doors to the front, light and power.

## REAR GARDEN

To the side steps provide access to the impressive rear garden. Terraced with established rockery, various tiered with mature trees, shrubs and flowering plants, opening into a woodland clearing with garden shed and summerhouse, perfect for relaxing, wildlife watching and enjoying the stunning views over Belper and its countryside.



## Road Map



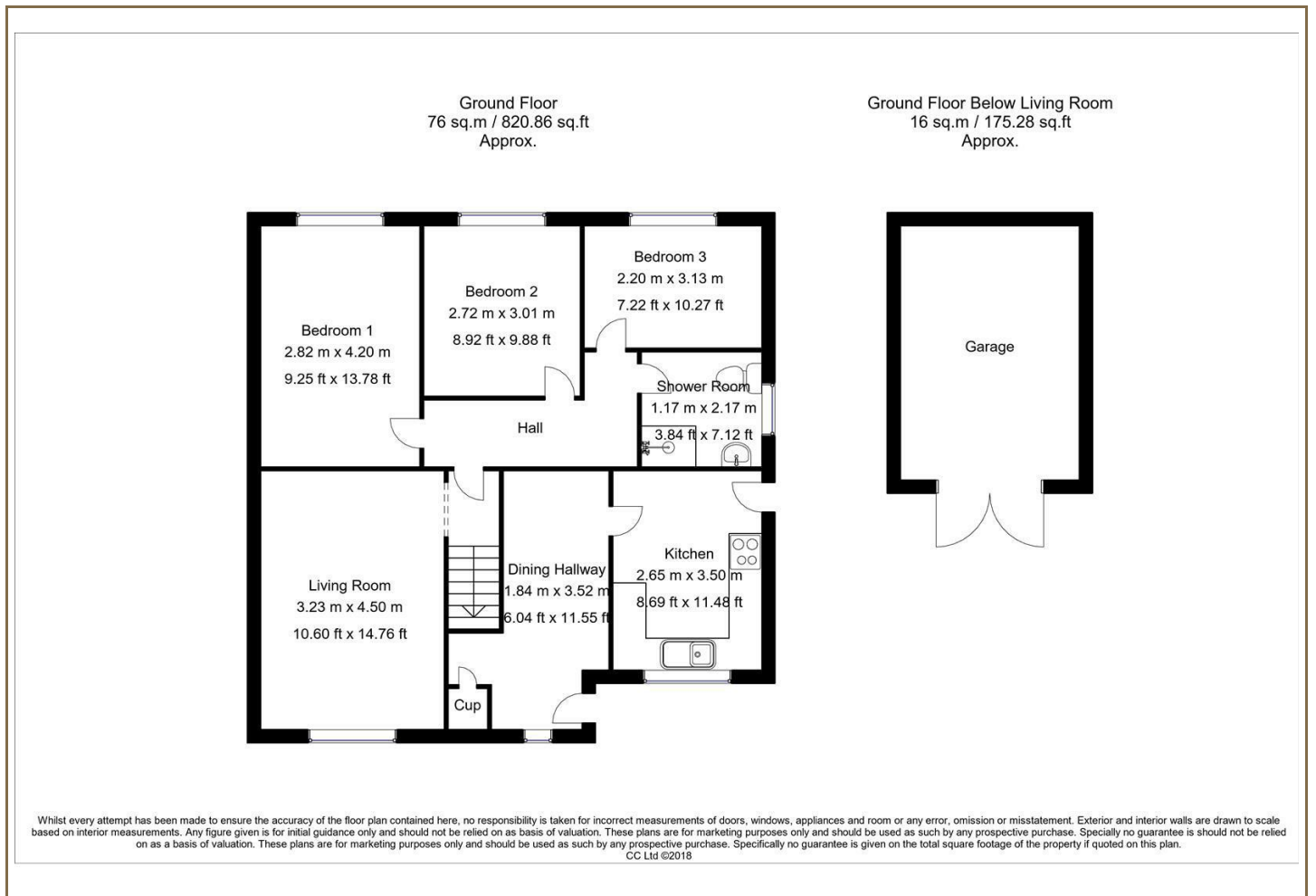
## Hybrid Map



## Terrain Map



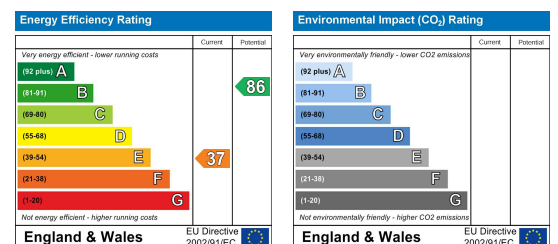
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk