



28 Wren Park Close, Belper, DE56 2TN

£300,000



A well presented detached bungalow offering extended three bedroom accommodation situated in a desirable cul de sac location close to Belper. There is ample off road parking and wrap around gardens to the rear and side. Offered with vacant possession/ no chain. Viewing is recommended.



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The generously proportioned detached residence offers deceptively spacious yet versatile accommodation comprising side entrance hallway, fitted kitchen with conservatory off, lounge with multi-fuel stove, garden room with French doors opening onto the garden, bathroom and three bedrooms.

Benefitting from gas central heating, fitted with a newly installed combi boiler and UPVC double glazed windows and doors.

To the front of the property there is a driveway providing off road parking for two vehicles, The sunny gardens wrap around from the side to the rear, enclosed by a dry stone boundary wall.

Situated within easy reach of Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There are many countryside walks close by and 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

SIDE ENTRANCE HALLWAY

A half glazed entrance door allows access, there is a built-in cloaks cupboard, radiator and access to the part boarded and well insulated roof void.

LOUNGE

15'5 x 11'3 (4.70m x 3.43m)

There is a recessed fire place housing a cast iron multi-fuel stove with slate hearth, UPVC double glazed window over looks the garden and radiator.

GARDEN ROOM

14'10 x 10' (4.52m x 3.05m)

Having French doors opening onto the garden and UPVC double glazed windows and low level radiators.

FITTED KITCHEN

11'3 x 9'2 (3.43m x 2.79m)

Appointed with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated electric oven, gas hob, extractor hood, space for a fridge freezer, vinyl flooring, radiator, UPVC double glazed window and glazed door opens into :

CONSERVATORY

9'7 x 6'7 (2.92m x 2.01m)

Constructed with UPVC double glazed windows and doors with triple polycarbonate roof, light and power.

BATHROOM

Appointed with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low flush WC. There is complementary tiling, UPVC double glazed window to the side, radiator and extractor fan.

BEDROOM ONE

12'3 x 11'2 (3.73m x 3.40m)

A picture window to the front enjoys an open aspect over the close and far reaching views over Belper and radiator.

BEDROOM TWO

10'7 x 8'6 extending to 16'2 (3.23m x 2.59m extending to 4.93m)

Having a UPVC double glazed window to the front enjoying far reaching views over Belper and its countryside. There is a radiator, useful in-built store with light and the newly installed wall mounted combi boiler, serving the domestic hot water and central heating system.

BEDROOM THREE

9'9 x 9'3 (2.97m x 2.82m)

There is a UPVC double glazed window to the side and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking. A path to the side leads to the side entrance

and extends to the rear garden. Having a drystone boundary wall, well stocked flower beds and rockery garden, extending to the side, which opens up to a wedge shape, having a sunny paved seating area and wooden garden shed.



Road Map



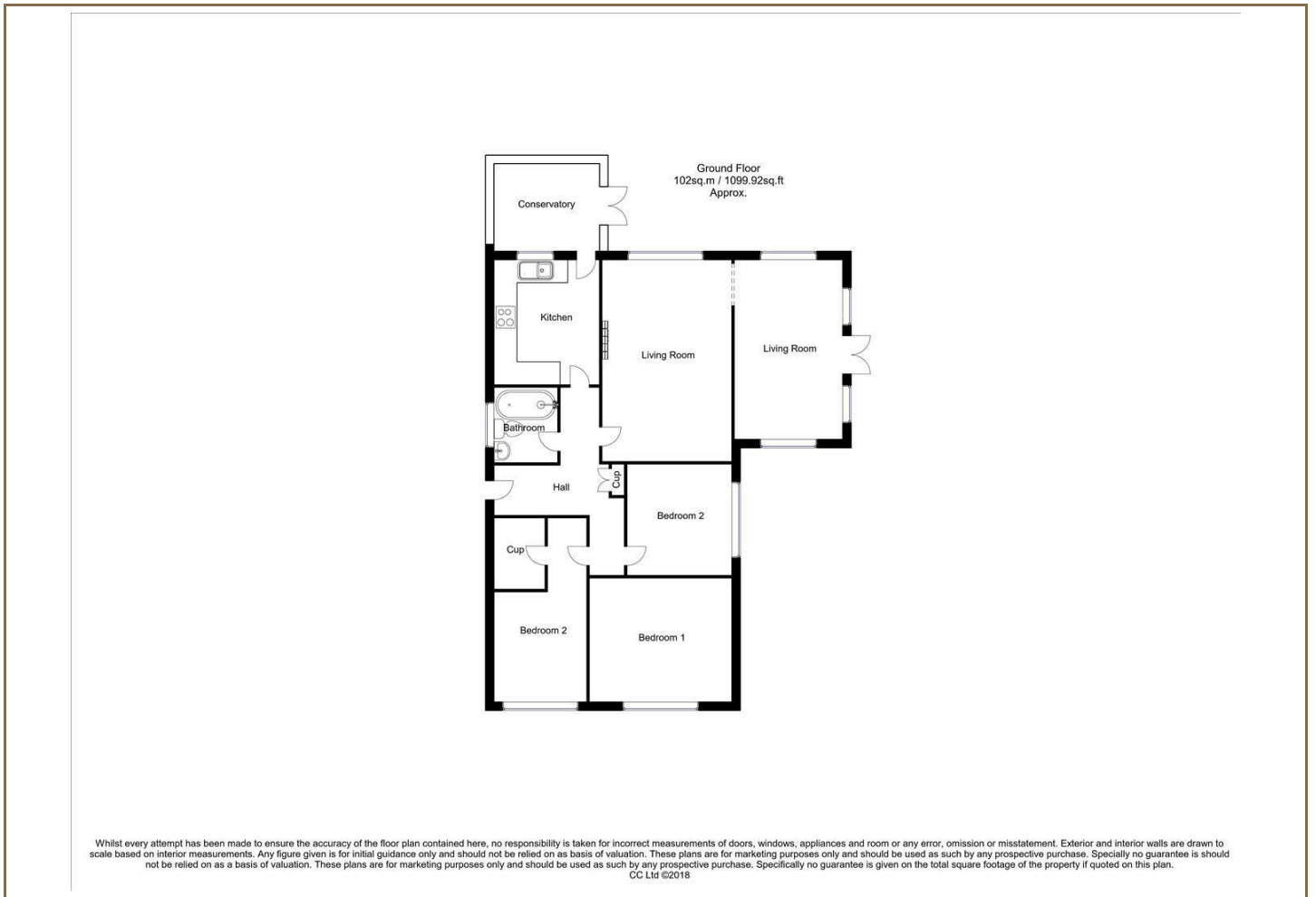
Hybrid Map



Terrain Map



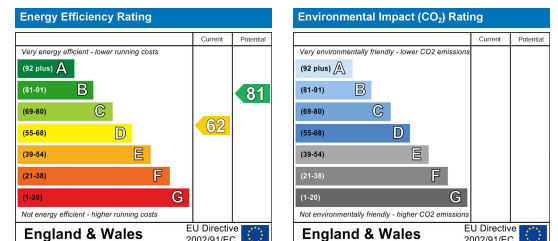
Floor Plan



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



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