



56A Wheeldon Avenue, Belper, DE56 1GX

£275,000



An impressive brand new chalet bungalow residence offering deceptively spacious yet versatile 2/3 bedroom accommodation with off road parking and low maintenance garden. Extra wide doors to comply with up to date building regulations and having a 10 year warranty. Viewing is strongly recommended.



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The brand new accommodation comprises entrance hallway, sitting room, living room, fitted kitchen well equipped with integrated appliances and utility cupboard, ground floor shower room and bedroom. To the first floor is the principle bedroom with ensuite shower room and walk-in wardrobe.

Benefitting from UPVC double glazed windows and composite doors, gas central heating fired by a combi boiler, full insulation and 10 year warranty.

To the side of the property is a tarmac driveway providing ample off road parking. A path from the side leads to the entrance door and landscaped fore garden, enclosed by timber fencing.

Situated conveniently close to Belper 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 half glazed entrance door allows access.

ENTRANCE HALLWAY

There is wood effect LVT flooring, radiator and carpeted staircase climbs to the first floor.

SITTING ROOM

11'7 x 8' (3.53m x 2.44m)

There is a matching wood effect LVT flooring, UPVC double glazed window to the front, radiator, inset spot lighting, TV aerial point and telephone point.

LIVING ROOM

11'8 x 10'6 (3.56m x 3.20m)

Having radiator, TV aerial point, telephone point, inset spot lighting, wood effect LVT flooring and UPVC double glazed window to the front.

FITTED KITCHEN

12'9 x 8'10 (3.89m x 2.69m)

Appointed with a range of shaker style high gloss base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and upstand. Integrated appliances include a Lamona electric oven, gas hob, extractor hood and fridge. There is a vertical radiator, inset spot lights, UPVC double glazed window to the rear, wood effect LTV flooring and an in-built utility cupboard has plumbing for a washing machine and space for tumble dryer. The wall mounted boiler serves the domestic hot water and central heating system.

INNER LOBBY

There is under stairs storage.

GROUND FLOOR BEDROOM

12 x 8'1 (3.66m x 2.46m)

Having matching wood effect LVT flooring, inset spot lighting, TV aerial point, telephone point radiator and UPVC double glazed window to the rear.

GROUND FLOOR SHOWER ROOM

Beautifully appointed with a double walk-in shower enclosure with thermostatic shower and glazed screen, vanity wash hand basin and close coupled low flush WC. There is an heated towel radiator, wood effect LVT flooring, inset spot lighting and extractor fan and a UPVC double glazed window to the rear.

ON THE FIRST FLOOR

BEDROOM

14'6 x 11'7 ext to 13'9 (4.42m x 3.53m ext to 4.19m)

Having a feature circular window to the side elevation, radiator, telephone point, inset spot lights, carpet, two skylight windows and a glazed balustrade.

SHOWER ROOM

8'11 x 8'5 (2.72m x 2.57m)

Appointed with a double shower enclosure with thermostatic shower, vanity wash hand basin and low flush WC. There is heated towel radiator, vinyl flooring, Velux skylight, electric toothbrush charger, extractor fan, inset spot lights.

WALK-IN WARDROBE

8'3 x 3'10 (2.51m x 1.17m)

Having an automatic light and access to eaves storage.

OUTSIDE

To the side of the property is a tarmac driveway providing ample off road parking. A tarmac path leads to the entrance door. A low maintenance landscaped fore garden has a timber boundary fence and outside lighting.



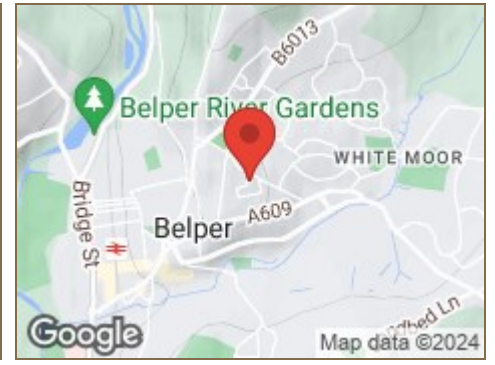
Road Map



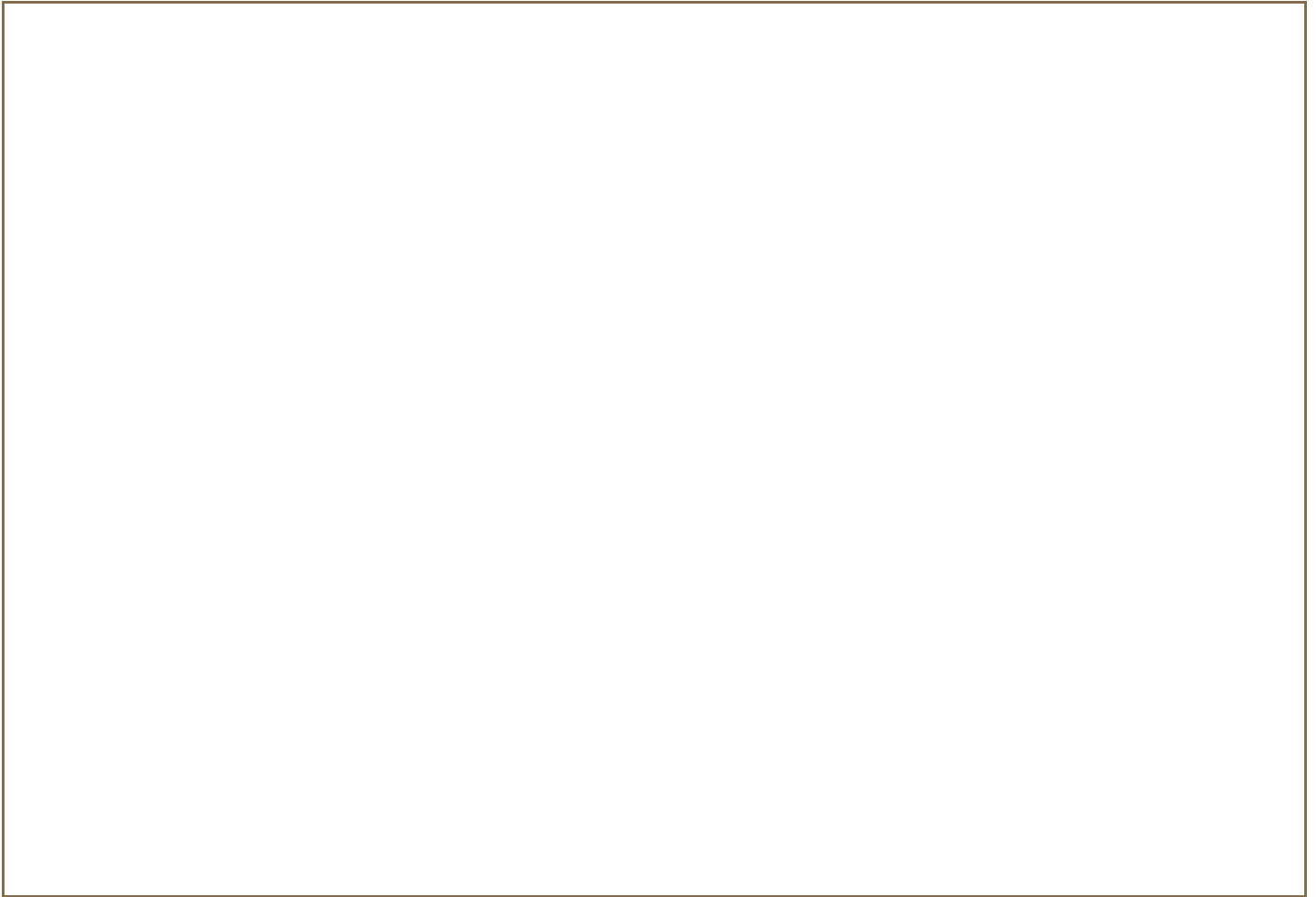
Hybrid Map



Terrain Map



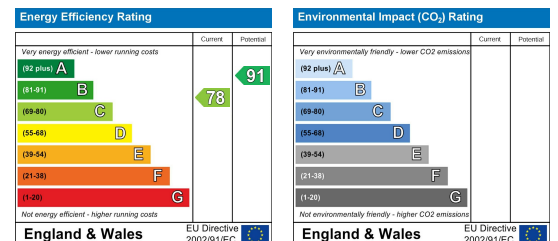
Floor Plan



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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