



## 8 Westbury Gardens, Belper, DE56 1LD

**£295,000**



Offered with vacant possession/ no chain. A well presented detached two bedroom bungalow situated in a sought after location close to excellent local amenities. Having a driveway providing off road parking and leading to a single garage with a beautiful south facing garden enjoying open views.





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The welcoming accommodation comprises an entrance hallway with cloaks cupboard, fitted kitchen with integrated oven, hob and extractor, a light and spacious lounge diner with patio doors opening onto the garden, two double bedrooms and a bathroom.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property is a lawned garden with a driveway providing off road parking and leading to a detached garage. The sunny south facing garden is laid to lawn with a paved patio.

The property is conveniently situated close to excellent local amenities and 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 glazed entrance door with full height side window allows access.

## ENTRANCE HALLWAY

Having a radiator, telephone point, in-built cloaks cupboard and a built-in airing cupboard housing the copper hot water cylinder and providing linen storage. There is access to the part boarded roof void.

## LOUNGE DINER

20'11 x 10'9 (6.38m x 3.28m )

A naturally light room with glazed patio doors fitted with bespoke blinds, radiator, TV aerial point, coving and stone built fire surround housing a gas fire.

## KITCHEN

10'8 x 8'11 (3.25m x 2.72m)

Appointed with a range of base cupboards, drawers, eye level units and glazed cabinets with rolled top work surface extending to a breakfast table and incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a Belling double electric oven, gas hob, extractor hood, housing for a fridge freezer and plumbing for a washing machine. There is a UPVC double glazed window to the rear over looking the garden, radiator and a built-in cupboard houses the Glowworm boiler serving the domestic hot water and central heating system.

## BEDROOM ONE

13'6 x 9'11 (4.11m x 3.02m)

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

## BEDROOM TWO

10'4 x 9'10 (3.15m x 3.00m)

Having a radiator and UPVC double glazed window to the front.

## BATHROOM

Appointed with a coloured three piece suite comprising a panelled bath with an electric Triton shower over, pedestal wash hand basin and a low flush WC, complementary full tiling, vinyl flooring, radiator and a UPVC double glazed window to the side.

## OUTSIDE

To the front of the property is lawned fore garden with a driveway providing off road parking and leading to a garage.

## GARAGE

18'11 x 8'10 (5.77m x 2.69m)

Having an up and over door, light, power and window. there is also a UPVC side door opening from the garden giving access to the garage.

## GARDEN

The sunny rear garden is laid to lawn with flower beds to the borders and a paved seating area enjoys a southerly aspect, a high degree of privacy and countryside views.



Road Map



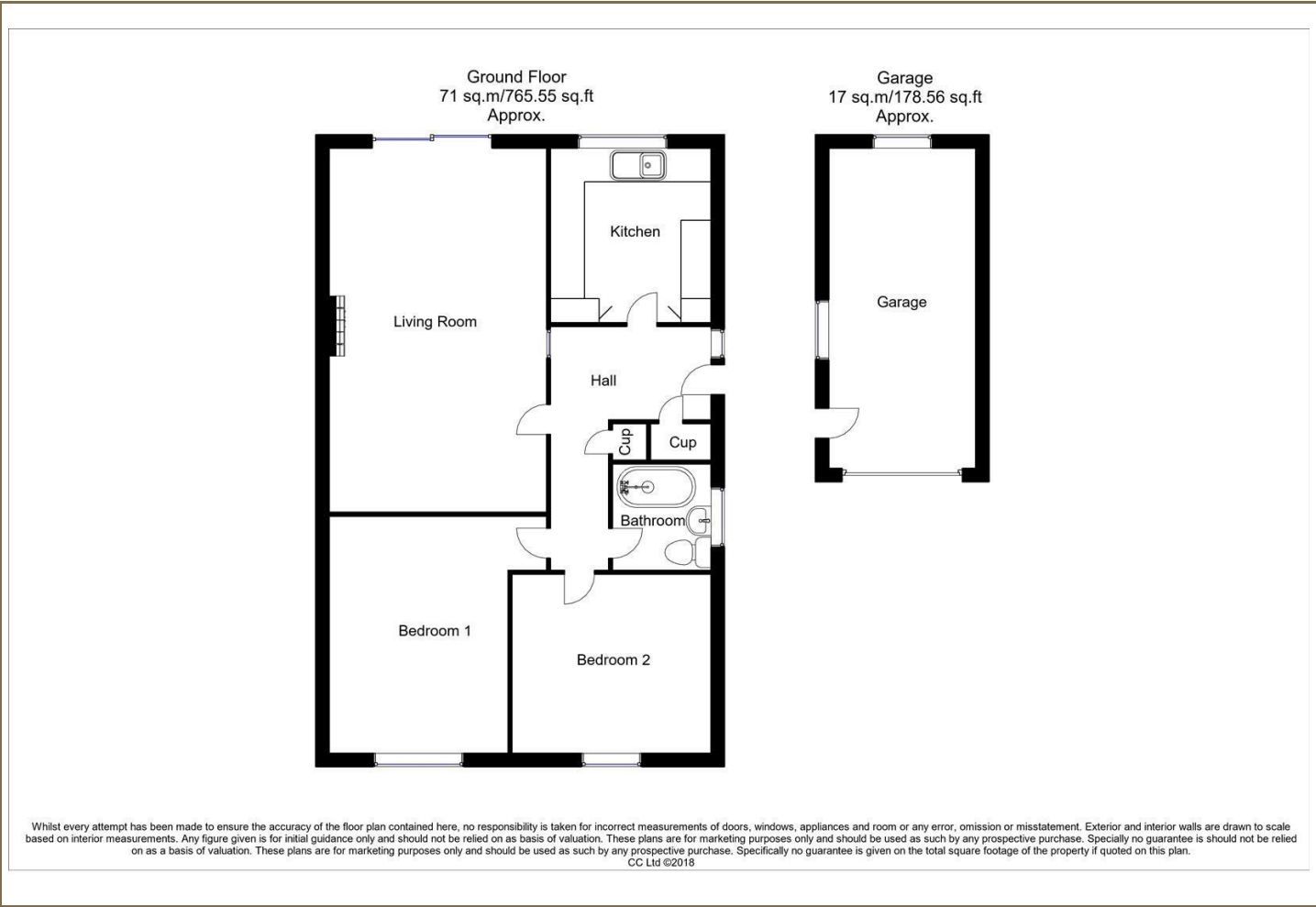
Hybrid Map



Terrain Map



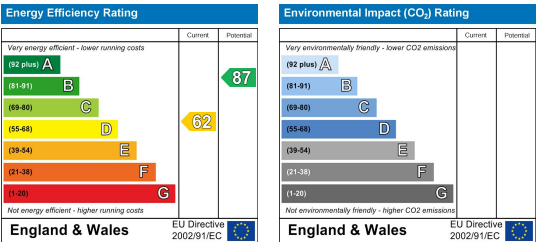
Floor Plan



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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