



2 Fell Side, Belper, DE56 1GL

£375,000



A beautifully presented detached bungalow residence offering versatile three bedroomed accommodation with low maintenance gardens, double driveway and double garage. Situated conveniently within walking distance of Belper, close to excellent amenities and enjoying open views.

Viewing is strongly recommended.



2 Fell Side, Belper, DE56 1GL

£375,000



The welcoming accommodation has a useful entrance boot room, open plan 'L' shaped living dining room, an impressive fitted kitchen and garden room. There is a WC/ utility room, three good sized bedrooms and a luxury bathroom.

Benefitting from UPVC double glazed windows and doors, security alarm and gas central heating fired by a combi boiler.

To the front of the property is double driveway providing ample off road parking, leading to a detached double garage. A mature fore garden extends to the side, with a pathway which provides access to the entrance door. The rear garden has a sunny patio.

Conveniently situated within walking distance of the town and local bus routes. Belper has a busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Close to major road links providing easy access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A contemporary composite entrance door allows access.

ENTRANCE LOBBY / BOOTROOM

12'3 x 7'2 (3.73m x 2.18m)

Having ceramic tiled flooring, coving, Sunflow electric radiator, high level UPVC double glazed window provides countryside views, sliding patio doors open to the rear and a glazed entrance door opens into :

LOUNGE

14'2 x 15' max measurements (4.32m x 4.57m max measurements)

A generous space with a built-in cloaks cupboard

providing storage. A stone built fire place has a TV plinth, telephone table and houses a gas fire. There is a decorative dado rail, wall lighting, TV aerial point, telephone point, radiator and a feature bulls eye window fitted with a shutter. Open into :

DINING AREA

11'4 x 7'2 + recess (3.45m x 2.18m + recess)

There are matching wall lights, radiator, UPVC double glazed window and a glazed entrance door provides access to the garden room. Open into :

IMPRESSIVE FITTED KITCHEN

9'10 x 8'3 max measurements (3.00m x 2.51m max measurements)

Beautifully appointed with a range of modern white high gloss base cupboards, drawers, eye level units and curved cabinets with granite work surface, upstand and splash back, incorporating a sink drainer with mixer hose attachment taps. Integrated appliances include a Neff electric oven, induction hob, extractor hood and fridge freezer. There is under plinth lighting, inset mood spot lighting with LED , wine rack, internal UPVC window and porcelain tiled flooring.

GARDEN ROOM

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

Constructed with a brick base, UPVC double glazed windows, patio doors and a glazed roof, radiator, ceramic tiled flooring and bespoke fitted blinds.

INNER HALLWAY

There is a built-in cupboard housing the Worcester combi boiler (serving the domestic hot water and central heating system) and radiator.

WC/ UTILITY

6' x 5'4 (1.83m x 1.63m)

There is a low flush WC, wall mounted wash hand basin, plumbing for an automatic washing machine, ceramic tiled flooring, full complementary tiling, radiator and a UPVC double glazed window to the side.

BEDROOM ONE

14'11 x 10 (4.55m x 3.05m)

Having a UPVC double glazed window to the rear, coving, wood grain flooring and wall lighting.

BEDROOM TWO

11' x 10' (3.35m x 3.05m)

There is wood grain flooring, radiator, shelving, coving and a UPVC double glazed window to the side.

BEDROOM THREE

10'9 x 6' (3.28m x 1.83m)

Currently used has home office with laminate flooring, UPVC double glazed window, in-built desk with shelving, coving and an electric wall heater.

BATHROOM

Beautifully appointed with a four piece suite comprising a double shower enclosure with a thermostatic rainfall shower, panelled bath, wall

hung wash hand basin and a low flush WC. Having complementary full tiling, ceramic tiled flooring, UPVC double glazed window, inset spot lighting, shaver point, illuminated mirror and extractor fan.

OUTSIDE

To the front of the property is a double driveway providing off road parking and leading to the garage. There is a rockery garden with steps climbing to the front door. A second pathway provides access from the side with a further mature garden

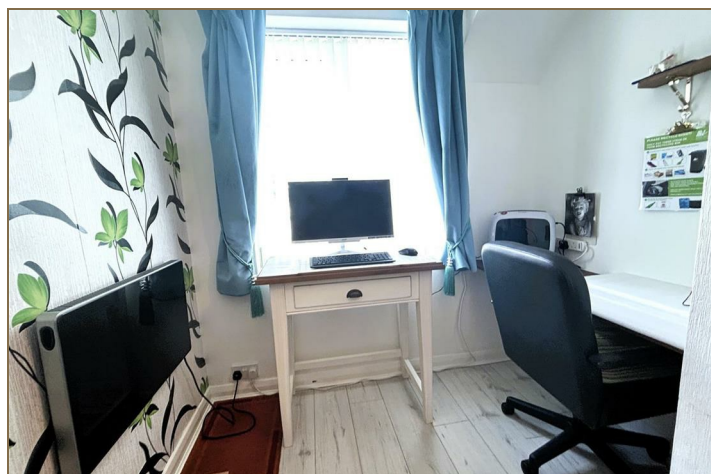
GARAGE

18' x 17'3 (5.49m x 5.26m)

Having an electronic up and over door, light, power water supply, over head storage and window to the side.

GARDEN

The patio garden is paved for eases of maintenance with water feature, outside lighting, power points and a paved seating area, perfect for alfresco dining and entertaining.



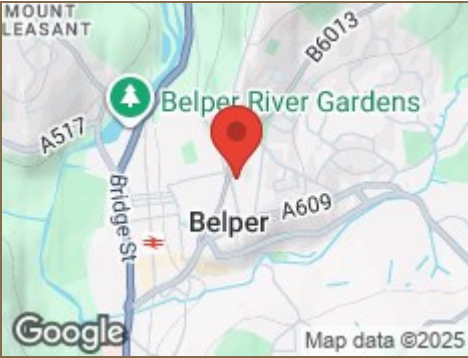
Road Map



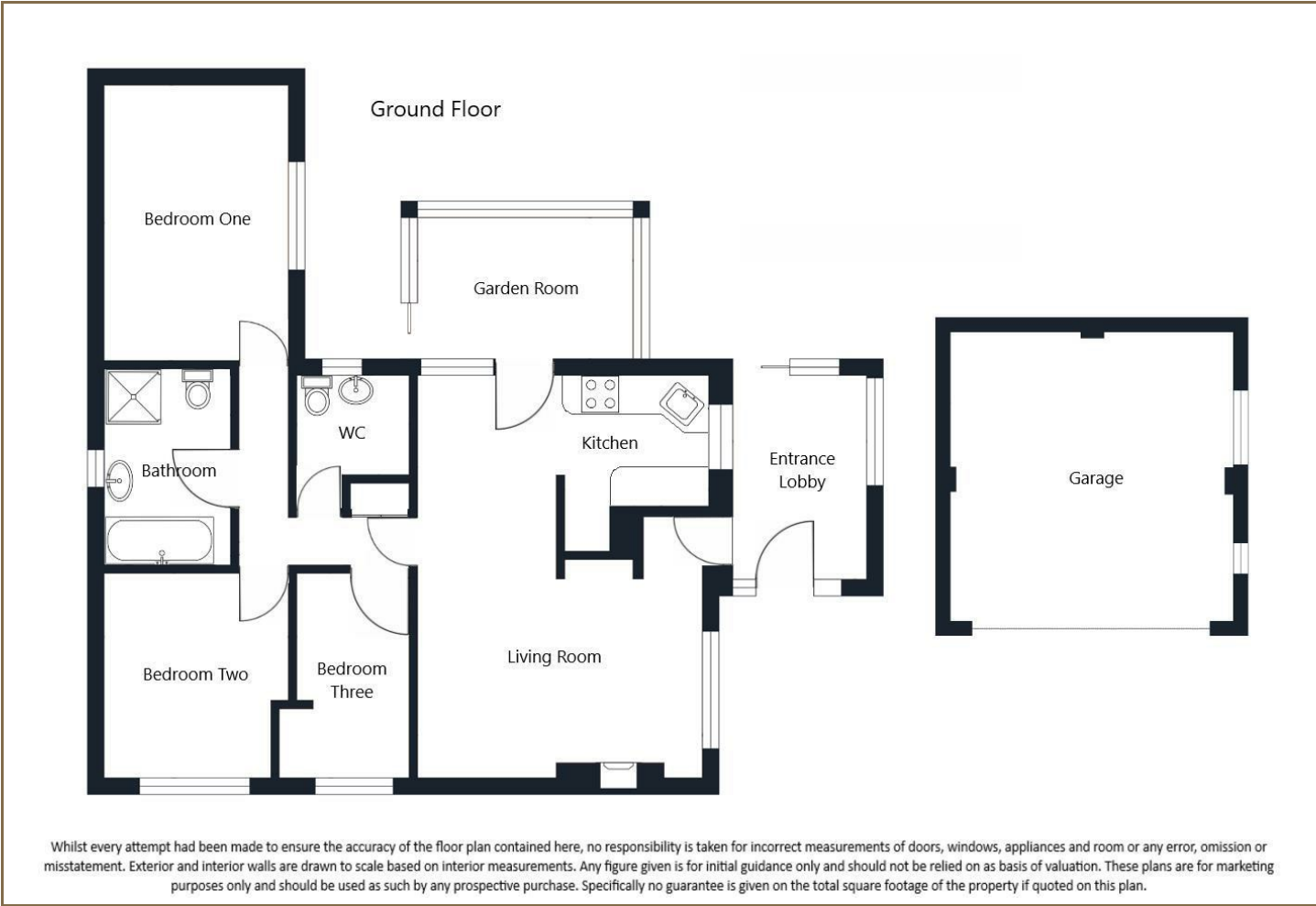
Hybrid Map



Terrain Map



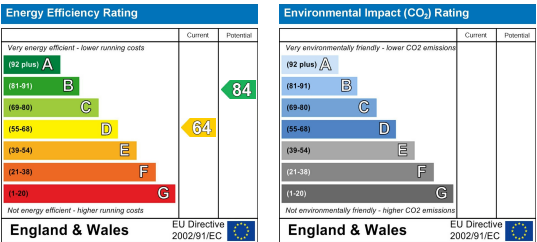
Floor Plan



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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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