

Fletcher & Company

323 Over Lane, Belper, Derbyshire, DE56 0HJ

Price £225,000

Freehold



- Superbly Positioned Split-Level Detached Bungalow
- Impressive Views Over Open Fields & Beyond
- Double Glazing & Electric Storage Heating
- Porch/Utility, Entrance Hall
- Breakfast Kitchen
- Lounge & Conservatory
- Side Porch
- One Bedroom & Shower Room
- Driveway to Front
- Delightful Rear Garden with Fine Views





Summary

OPEN VIEWS - Superbly positioned, one bedroom detached split-level bungalow occupying a fine position affording most impressive open views over neighbouring fields.

This is a rare opportunity to acquire a superbly positioned one bedroom detached bungalow on Over Lane affording magnificent open views over neighbouring fields.

The property is accessed via a shared driveway which culminates in ample off road car standing. To the rear of the property is a mainly lawned garden with upper-level patio areas, ideal for appreciating the view.

Internally, the property is double glazed with electric storage heating and features a porch/utility, hallway, breakfast kitchen, lower-level lounge and conservatory, side porch, bedroom and shower room.

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The Location

The property's location on the outskirts of the sought-after market town of Belper, offers a superb selection of amenities including a varied selection of shops, supermarkets and river gardens with a regular bus service to Derby and pleasant walks in the surrounding open countryside.

Accommodation

Entrance Porch/Utility

7'9" x 5'9" (2.37 x 1.76)

uPVC double glazed entrance door with matching side lights provides access into the porch/utility with worktop, cupboard, appliance space suitable for a washing machine and panelled and glazed door into the hallway.

Hallway

7'8" x 2'6" (2.35 x 0.78)

With electric storage heater, decorative coving with ceiling rose and door to the breakfast kitchen.

Breakfast Kitchen

12'0" x 10'2" (3.68 x 3.10)

With a U-shaped granite effect preparation surface and tiled surrounds, inset sink unit, fitted base cupboards and drawers with a complementary range of wall mounted cupboards, inset four plate electric hob, built-in oven, appliance space suitable for a fridge and freezer, electric storage heater, decorative coving and double glazed window to the front.



Bedroom

10'4" x 8'11" (3.15 x 2.74)

With electric storage heater, built-in wardrobe and double glazed window to the side.



Shower Room

7'10" x 5'8" (2.41 x 1.75)

With a suite comprising low flush WC, pedestal wash handbasin, bidet, shower cubicle with Mira shower, electric storage heater, double glazed window to the front and airing cupboard.



Lounge

13'4" x 11'11" (4.08 x 3.65)

Steps lead down to a lower-level lounge with electric storage heater, decorative coving with ceiling rose, double glazed window to the rear and panelled and double glazed door opening into the conservatory.



Conservatory

9'2" x 8'8" (2.81 x 2.65)

A brick based and uPVC double glazed construction offering fabulous views over the garden and open fields beyond.



Side Lobby

6'10" x 6'7" (2.09 x 2.01)

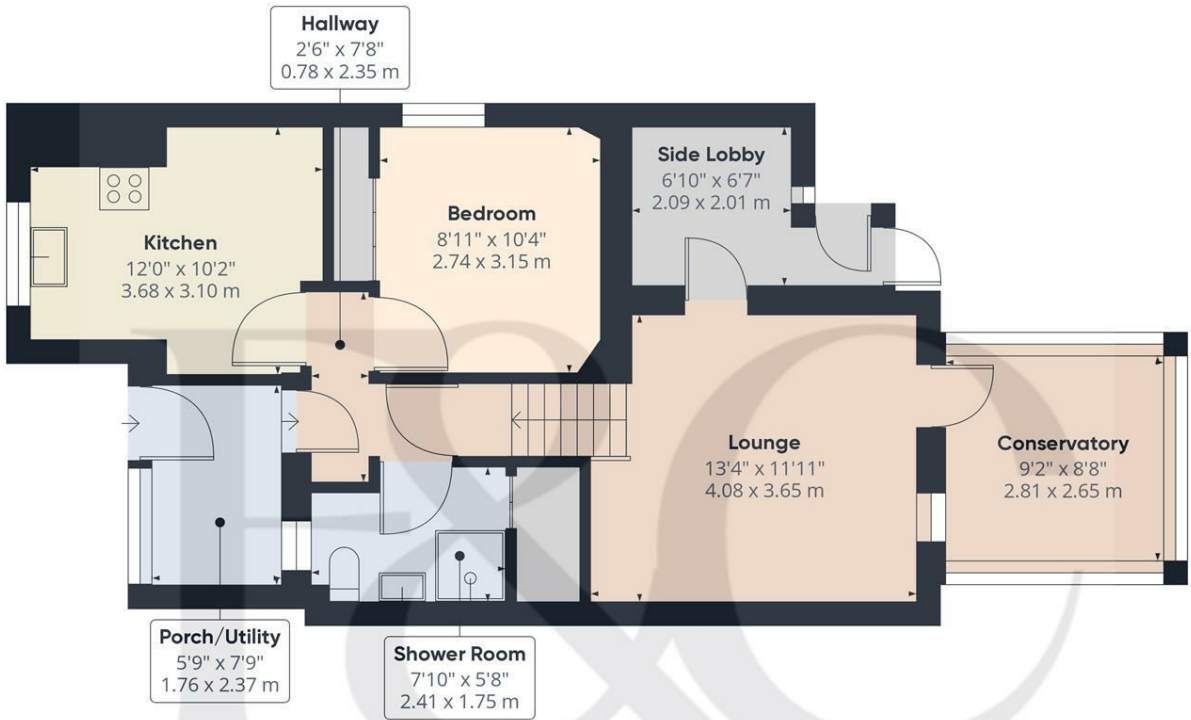
With tiled floor and double glazed door to the garden.

Outside

The property is accessed via a shared driveway with off road parking to the front of the dwelling. To the rear of the property is an impressive garden with upper-level patio/seating areas, extensive lawn, timber fencing and fabulous views over the open fields beyond.



Council Tax Band B - Amber Valley



Approximate total area⁽¹⁾
 669.78 ft²
 62.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	