



2 Bed Bungalow - Detached

16 Primary Close, Belper DE56 1FU

Offers Around £299,950 Freehold



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**Fletcher
& Company**

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- Highly Appealing Detached Bungalow
- Pleasant Far-Reaching Views
- Popular Cul-de-sac – A Short Walk to Belper Town Centre
- Much Improved – No Chain Involved
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Well Appointed Fitted Kitchen
- Two Bedrooms & Fitted Bathroom with Shower
- Private Enclosed Gardens
- Driveway & Brick Detached Garage

POPULAR CUL-DE-SAC CLOSE TO BELPER TOWN CENTRE – A highly appealing two bedroom detached bungalow with garage and private garden, offered for sale with no chain involved. Viewing is strongly recommended.

The bungalow has undergone a scheme of modernisation and now offers attractive gas central heated and double glazed living accommodation. The bungalow now feels like a brand new home!

In brief, the accommodation consists of entrance hall, lounge/dining room, well appointed fitted kitchen with built-in appliances, two bedrooms and fitted bathroom with shower.

There are lovely gardens to the front, side and rear of the bungalow.

A tarmac driveway provides car standing spaces for several cars and leads to a brick detached garage with power and lighting.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.



Accommodation

Entrance Hall (L-Shaped)

10'2" x 3'0" (3.11 x 0.92)

With half glazed entrance door with keyless entry pad, two useful built-in storage cupboards, radiator and access to roof space.



Lounge/Dining Room

15'7" x 12'4" (4.75 x 3.77)

With feature fireplace with electric fire, (gas point for gas fire) fitted carpet, radiator, pleasant far-reaching views, double glazed window to side, fitted wall lights, double glazed bow window with deep windowsill with aspect to front and internal door with chrome fittings.



Breakfast Kitchen

10'11" x 9'4" (3.34 x 2.86)

With one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching worktops, built-in induction hob with splashback and stainless steel extractor hood over, built-in electric fan assisted oven, plumbing for automatic washing machine, integrated slimline dishwasher, space for fridge/freezer, concealed central heating boiler, radiator, spotlights to ceiling, double glazed window with tiled sill, door giving access to private rear garden and internal door with chrome fittings.



Bedroom One

13'4" x 9'3" (4.08 x 2.82)

With fitted carpet, radiator, double glazed window to side, double glazed window overlooking private rear garden and internal door with chrome fittings.



Bedroom Two

8'10" x 7'10" (2.71 x 2.41)

With fitted carpet, radiator, pleasant far-reaching views, double glazed window and internal door with chrome fittings.



Bathroom

6'1" x 5'7" (1.87 x 1.71)

In white with bath with chrome fittings with chrome shower over and shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window with tiled sill and sliding door.



Roof Space

Insulated and light

Front Garden

The property is set nicely back from the pavement edge behind a deep lawned fore-garden with hedgerow enjoying pleasant far-reaching views to front.



Side Garden

To the side of the property is a sun patio with shrubs, plants and fencing with concrete posts.



Rear Garden

A private enclosed rear garden with seating areas, patio, a varied selection of shrubs, plants and trees and natural stone walling.



Driveway

A tarmac driveway provides car standing spaces for three vehicles.



Brick Detached Garage

16'0" x 8'5" (4.90 x 2.59)

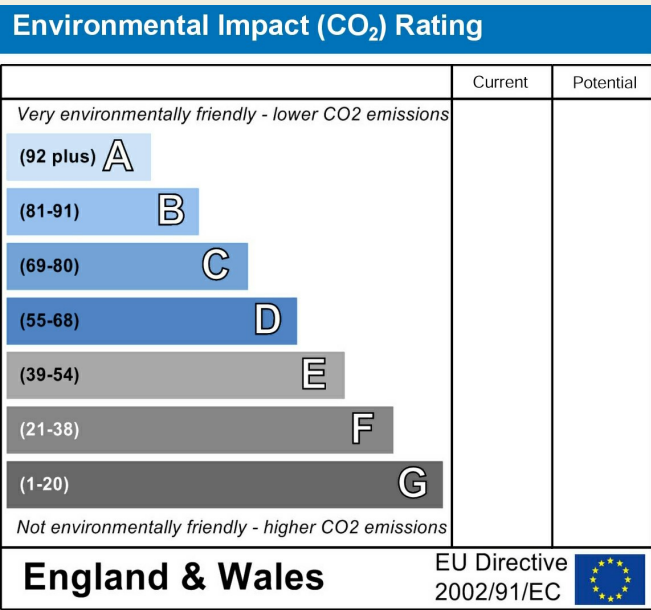
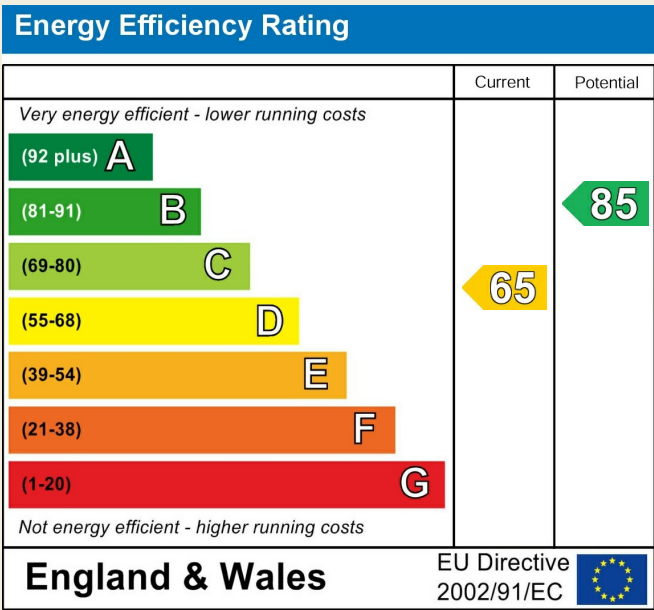
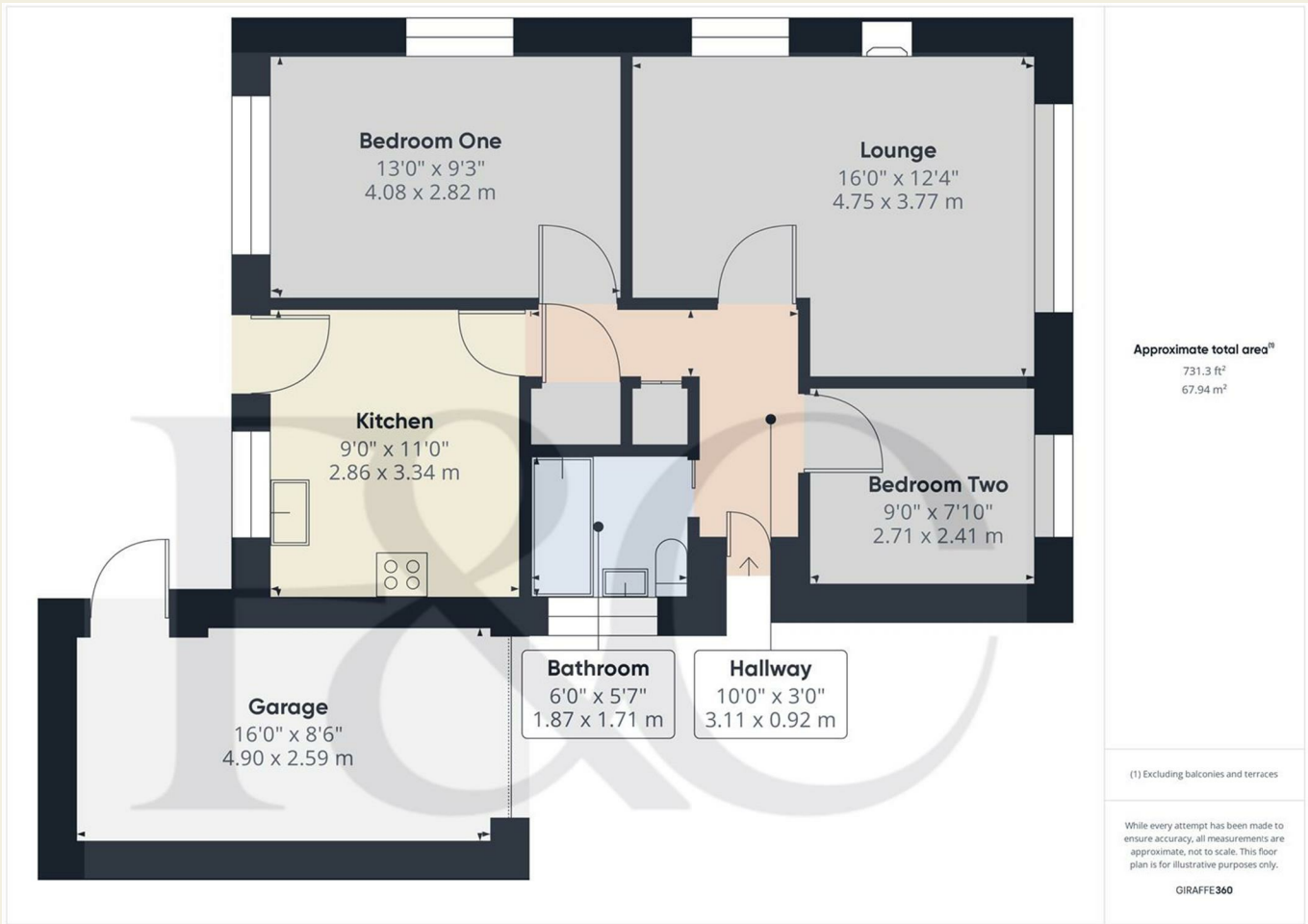
With concrete floor, power, lighting, alarm, side personnel door and up and over front door.



Council Tax Band - C

Amber Valley





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