



Ladygrove
Sawmills Belper



Property Description

Discover the perfect blend of countryside charm and modern convenience with this stunning three-bedroom detached bungalow situated conveniently between Belper and Ripley. Enjoy easy access to the both town centres and nearby woodland walks.

Inside, a welcoming hallway leads to a bright living room with bay windows offering countryside views. The adjoining conservatory, accessible from the living room features patio doors to a garden terrace. The versatile kitchen/dining room features a Rangemaster oven, breakfast bar, and ample worktop space.

With three double bedrooms and a modern family bathroom, this home ensures comfort and style.

Outside, enjoy a private driveway for three vehicles and a beautifully landscaped garden with raised decking, perfect for entertaining. Don't miss out on this exceptional property - your dream home awaits!

Outside

The front of the property features a low maintenance garden with stone walling, convenient side access to the property and a spacious driveway able to accommodate several vehicles.

To the rear garden, an elevated decking area provides a comfortable sitting space with stunning country views, ideal for enjoying quiet mornings or evening gatherings. The garden features beautifully raised flower beds and borders, adding colour throughout and a central fish pond.



Entrance Hallway

10' 4" x 3' 10" (3.15m x 1.17m)

Bedroom Three

12' x 10' 10" (3.66m x 3.30m)

Bedroom three features a laminate flooring, double glazed bay window to the front elevation and wall-mounted radiator.

Kitchen/Diner

18' 4" x 11' 5" (5.59m x 3.48m)

Upon entering the kitchen, you'll find an array of wall and base-mounted oak cupboards, providing ample storage space. The granite preparation surfaces offer convenient workspaces, featuring a breakfast bar, Belfast sink with an adjacent drainer and mixer tap. Space for a Rangemaster oven accompanied by an extractor fan for efficient ventilation along with splashback tiling. Additionally, there's plumbing available for a washing machine, dishwasher, and dedicated space for a freestanding fridge/freezer. Fitted skylight and spot lighting with access to the utility.

Utility

5' 9" x 5' 5" (1.75m x 1.65m)

Wall and base mounted storage cupboards, tilted flooring and radiator

Lounge

23' 5" x 10' 10" (7.14m x 3.30m)

Perfect balance of comfort and elegance in this spacious living room, featuring two double glazed bay windows that offer elevated views of the picturesque countryside. The centrepiece is a stunning marble stone gas fireplace, two radiators, and plush carpet.

Conservatory

10' 7" x 9' 5" (3.23m x 2.87m)

The conservatory features wooden flooring, double glazed windows, radiator, and access to the master bedroom.

Bedroom One

14' 6" MAX x 11' 2" MAX (4.42m MAX x 3.40m MAX)

The master bedroom comprises of a double glazed window to the rear and side elevations, two wall-mounted radiator and carpeted flooring.

Inner Hallway

3' 7" x 3' 5" (1.09m x 1.04m)

Bedroom Two

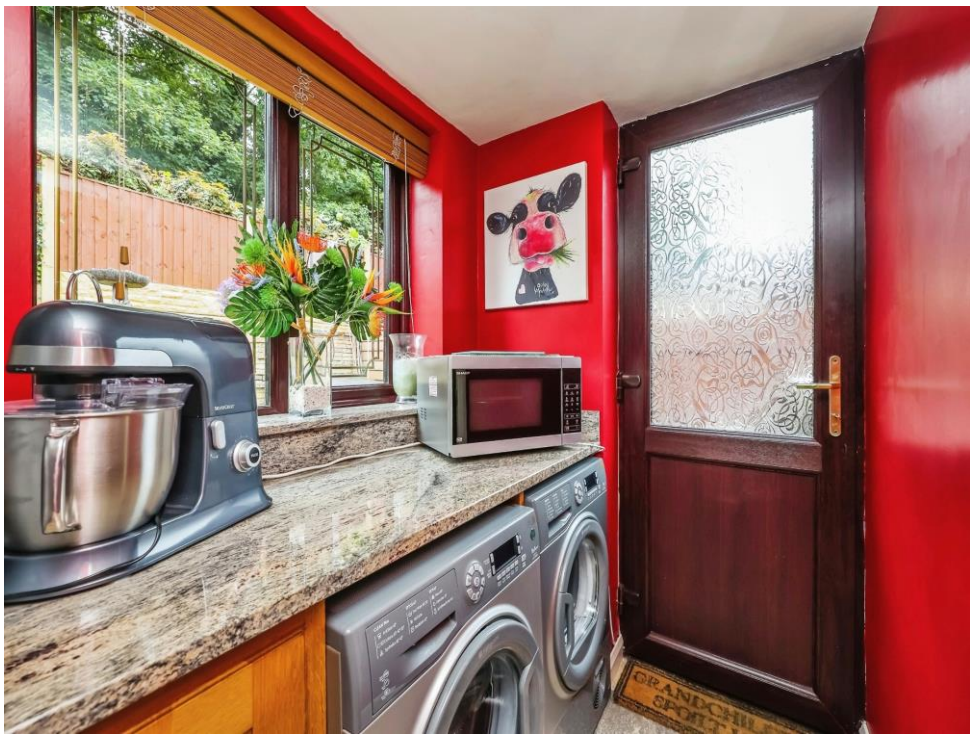
10' 8" x 9' 4" (3.25m x 2.84m)

The second bedroom features a carpeted flooring, double glazed window to the rear elevation and wall-mounted radiator.

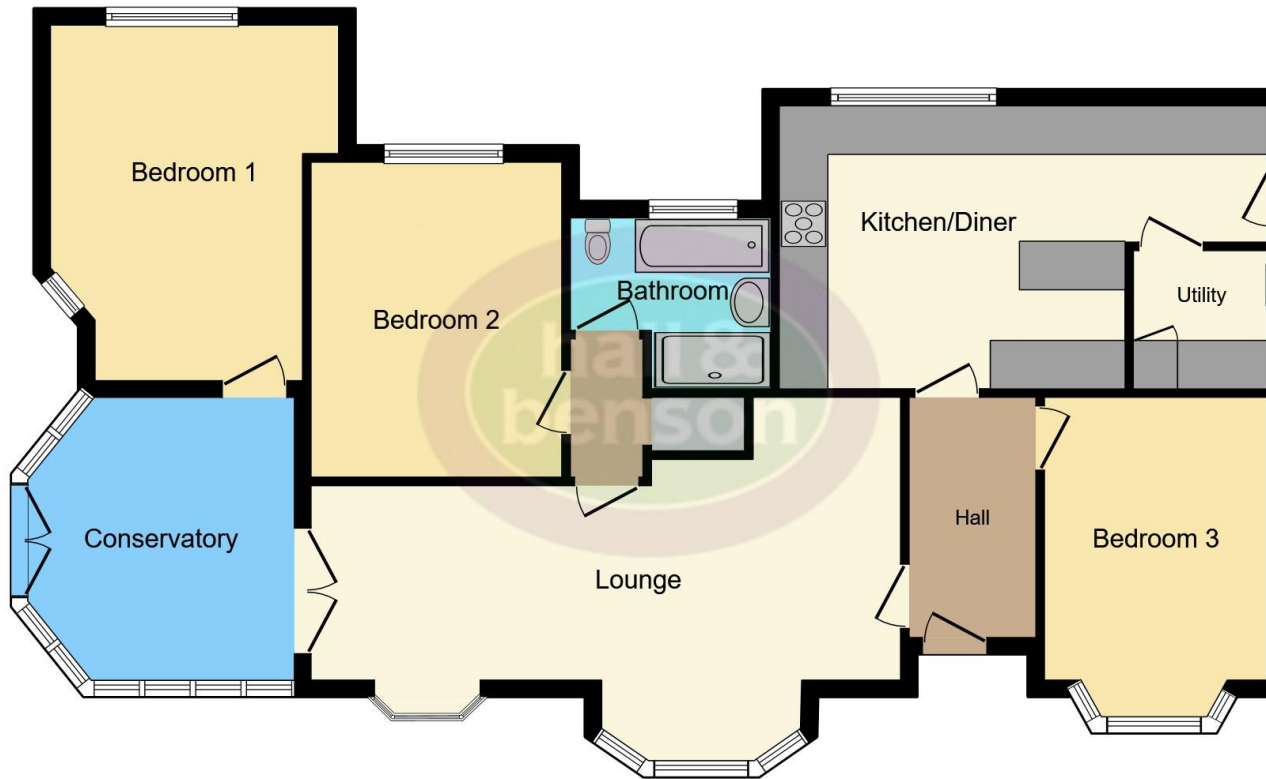
Bathroom

Well-appointed family bathroom, featuring a spacious walk-in electric shower unit and a bath fitted with a handy shower head attachment. Sink with a sleek chrome mixer tap, low-level WC, extractor fan and floor-to-ceiling tiling.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
BELPER DE56 1PS

EPC Rating: D

view this property online hallandbenson.co.uk/Property/BPR101713

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR101713 - 0005