



Ashbourne Road  
Cowers Lane BELPER





### Property Description

A fantastic opportunity to acquire this immaculately presented three double bedroom detached bungalow situated in a highly desirable location of Belper. The accommodation benefits from a generous frontage providing ample off road parking and has stunning countryside views to the rear. The accommodation is offered with NO UPWARD CHAIN and in brief comprises; a welcoming hallway, spacious lounge, kitchen/diner, utility room, W.C, three double bedrooms and a four piece bathroom. Externally there is a car port, garage and side access leading to a beautiful rear garden looking out onto the surrounding countryside. Viewings are strongly recommended, to avoid disappointment call Burchell Edwards today.

### Entrance Hallway

The property is entered via UPVC double glazed door to the front elevation into a spacious welcoming hallway where there is a storage cupboard, open arch leading to the inner hallway, a radiator, doors off leading to the bathroom, kitchen and lounge.

### Lounge

23' 11" x 15' 11" Max ( 7.29m x 4.85m Max )  
Being a bright and airing lounge with gas log effect burner on a tiled hearth, coving to the ceiling, UPVC double glazed window to the side elevation, three radiators and UPVC double glazed French doors to the rear elevation opening to a paved seating area.

### Kitchen/ Diner

23' 11" x 12' 1" ( 7.29m x 3.68m )  
Fitted with a matching range of wall and base units with work surfaces over incorporating an electric hob with extractor over, electric oven and grill, space for American fridge freezer, integrated dishwasher, matching island, stainless steel one and a half bowl sink and drainer unit with mixer tap over, UPVC double glazed window to the front elevation, a radiator and door opening into the utility room.

### Utility Room

Having door opening to the garage, door opening to the W.C, space and plumbing for a washing machine, space for under unit fridge, work surfaces over and boiler enclosed with unit.

### W.C

Having wash hand basin with mixer tap over, low level W.C and an obscured UPVC double glazed window to the side elevation.

### Inner Hallway

Having storage cupboard, loft access, a radiator, coving and doors off leading to the bedrooms.

### Bedroom One

15' x 12' 1" Max ( 4.57m x 3.68m Max )  
Having UPVC double glazed window to the front elevation, a radiator, fitted wardrobes

and coving to the ceiling.

### Bedroom Two

13' 3" To wardrobe door x 10' 4" ( 4.04m To wardrobe door x 3.15m )

Having UPVC double glazed window to the rear elevation and benefiting from stunning aspect over countryside views, a radiator, fitted wardrobes and coving.

### Bedroom Three

10' 1" x 11' 11" ( 3.07m x 3.63m )

Having UPVC double glazed window to the side elevation, a radiator and coving.

### Bathroom

Having a bath, separate shower cubicle with mains fed shower, heated towel rail, vanity wash hand basin, tiled splashbacks, obscured UPVC double glazed window to the rear elevation.

### Garage

13' 5" Max x 17' 8" ( 4.09m Max x 5.38m )

Having an up and over door, a separate door to the front elevation, power and lighting, a work bench, spacious storage cupboard and a UPVC door to the rear leading to the garden.

### Outside

To the front of the property is a generous driveway providing ample off-road parking leading to the garage and a carport, a lawned section, dry stone boundary wall and a beautiful arrangement of flowers, bushes and shrubs and side access leading to the rear.

To the rear the garden has a beautiful paved seating area, laid to lawn, fenced boundaries,

greenhouse and stunning countryside views.









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To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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