



Wren Park Close
Belper





Property Description

** GUIDE PRICE £375,000 - £385,000 ** A beautifully presented and spacious three bedroom bungalow in the sought-after Belper Lane end of Belper boasting a beautifully landscaped, enclosed rear garden, garage and ample off-road parking. The property benefits from a gas fired central heating system, UPVC double glazing throughout and in brief, the accommodation comprises; An entrance hallway, lounge leading to conservatory, re-fitted kitchen/ diner, three well-proportioned bedrooms with an en suite to the master and a modern family bathroom. Outside, to the front of the property is a block-paved driveway offering ample parking and access to the garage. The rear garden is a particular feature of the property and has been beautifully maintained by the current owner. The garden is generous in size, fully enclosed and laid mainly to lawn with a variety of mature shrubs and flowers including a Cherry Tree. There is also a paved patio area and timber shed. Viewings are essential to fully appreciate the accommodation on offer.

Entrance Hallway

The property is entered via UPVC double glazed door to the side elevation into a hallway where there is a storage cupboard, vinyl flooring, a radiator, loft access and doors off to:-

Lounge

11' 7" Max x 15' 8" Max (3.53m Max x 4.78m Max)
Having coving to the ceiling, UPVC double glazed French doors to the rear elevation leading into the conservatory, electric pebble effect fire and two radiators.

Conservatory

11' 8" x 10' 2" (3.56m x 3.10m)
Having UPVC double glazed window to the rear and side elevations, UPVC double glazed French doors to the side elevation, a radiator and tiled flooring.

Breakfast Kitchen

19' 8" x 9' 2" (5.99m x 2.79m)
Having wall and base units with work surfaces over, ceramic one and half bowl sink and drainer with mixer tap over, four ring gas hob with stainless steel cooker hood over, electric oven and grill, breakfast bar, three radiators, UPVC double glazed French doors to the rear elevation, tiled splashbacks, integrated washing machine, tiled splashbacks, UPVC double glazed window to the side elevation, door to the lounge, vinyl flooring, plumbing for a slimline dishwasher and integrated tumble dryer.

Study

7' 7" x 7' 4" (2.31m x 2.24m)

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

Bedroom One

.12' 9" x 9' 8" (3.89m x 2.95m)

Having UPVC double glazed window to the front elevation, a radiator and door to the en suite.

En Suite

Fitted with mains fed shower, heated towel rail, pedestal wash hand basin, low level W.C, tiled splashbacks, obscured UPVC double glazed window to the front elevation and obscured double glazed window to the side elevation.

Bedroom Two

9' 9" Max x 10' 7" (2.97m Max x 3.23m)

Having UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with mirrored sliding doors.

Bathroom

7' 8" Plus recess x 5' 7" (2.34m Plus recess x 1.70m)

Having obscured UPVC double glazed window to the side elevation, bath, low level W.C, wash hand basin, heated towel rail, tiled splashbacks and electric shower.

Outside

To the front of the property is a block paved driveway providing off parking which leads to a garage.

To the rear of the property is a beautiful garden which is mainly laid to lawn with timber shed, two paved seating areas, an arrangement of trees, flowers, bushes and shrubs, fenced boundaries and offers a good degree of privacy.

Garage

16' 9" x 7' 9" (5.11m x 2.36m)









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 Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: Awaited

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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.

Burchell Edwards 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.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206044 - 0001