



Wren Park Close  
Belper







### Property Description

\*\* GUIDE PRICE £375,000 - £385,000 \*\* A beautifully presented and spacious three bedroom bungalow in the sought-after Mount Pleasant area 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, 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

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 )















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