



2 Bed Bungalow - Detached

8 Belper Road
West Hallam
DE7 6GY

£1,195 Per Calendar Month

Fletcher
& Company

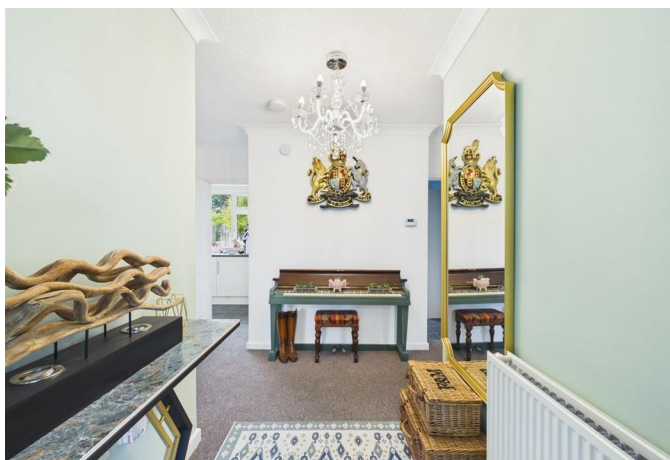
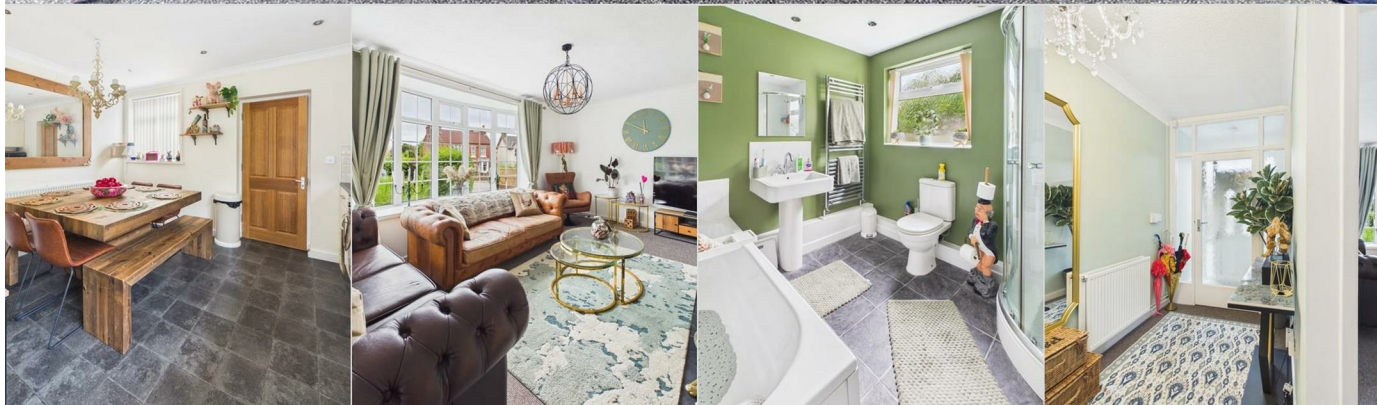
8 Belper Road
DE7 6GY



- Spacious Detached Bungalow • Two Double Bedrooms • Fitted Breakfast Kitchen • Fitted Bathroom • Superbly Presented • Garage • Private Landscaped Gardens • Large Driveway • Close to Village Amenities • Gas Central Heating & Double Glazing

SUPERB SPACIOUS DETACHED BUNGALOW
with garage, driveway parking for several
vehicles and private landscaped gardens -
VIEWING ESSENTIAL

* Available End Of July 2026* Council Tax
Band D *





The Location

Accommodation

Entrance Porch

Entrance through uPVC front entrance door with frosted glass, frosted uPVC double glazing and further door leading into the entrance hallway.

Entrance Hallway

With radiator, coving to ceiling, access to loft space, built-in cloaks cupboard and airing cupboard housing the Baxi combination boiler.

Lounge

With feature fireplace, radiator, tv point, coving to ceiling, uPVC double glazed bay window to the front elevation and further uPVC double glazed window.

Breakfast Kitchen

Fitted with matching wall and base units with worksurfaces over, integrated electric oven with electric hob and cooker hood, space for automatic washing machine, built-in storage cupboard, radiator, coving to ceiling, recessed lighting, uPVC double glazed window and door giving access to side porch.

Side Porch

With entrance door, access to WC and rear garden.

Cloakroom WC

With low level WC and wash handbasin.

Double Bedroom One

With radiator, tv point, coving to ceiling and uPVC double glazed window to the front elevation.

Double Bedroom Two

With radiator, tv point and uPVC double glazed window overlooking the garden.

Bathroom

Fitted with a modern four-piece suite comprising panelled bath with mixer tap, shower cubicle with electric shower over, wash handbasin with tiled splash-back and fitted mirror, low level WC, heated towel rail/radiator, recessed lighting and uPVC obscure double glazed window.

Outside

Driveway

To the front of the property is a recently laid tarmac driveway providing off road parking for several vehicles leading to a garage.

Garage

With up and over doors.

Front Garden

A front landscaped garden with a variety of flowerbeds, shrub borders and enclosed by hedge boundaries.

Garden

The property has a delightful side garden which is mainly laid to lawn with flowerbeds, shrub borders, mature trees, greenhouse and hedge boundaries.

Rear Garden

A further rear garden area with flowerbeds, rockery and outside lighting.

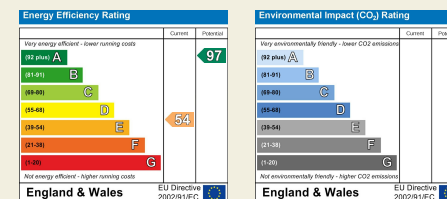
Council Tax Band D



Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



**Fletcher
& Company**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.