



## Little Owls, 85 Over Lane, Belper, Derbyshire, DE56 0HN

**£379,950**



An immaculately presented detached bungalow offering generously proportioned two double bedroom accommodation situated in a popular location enjoying far reaching views over Belper and its countryside. Having off road parking for several vehicles, garage and a generous garden with a cabin building garden room. Viewing is highly recommended.



# Little Owls, 85 Over Lane, Belper, Derbyshire, DE56 0HN

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The welcoming accommodation has a side entrance porch, reception hallway, open plan kitchen diner well equipped with quality units and integrated appliances, a generous lounge enjoying open views, two good sized double bedrooms and a luxury bathroom with a four piece suite.

Benefitting from quality UPVC double glazed windows and Rock composite entrance door and gas central heating fired by a Alpha combi boiler.

To the front of the property is a generous tarmac driveway providing off road parking for several vehicles, hardstanding and access to the garage. A path to the side leads to the entrance door and continues through a secure gate to the generous rear garden, which is laid to lawn with a cabin garden room and sunny patio, perfect for alfresco dining and entertaining.

Situated to the outskirts of Belper, on a bus route, close to a local convenience store and within easy reach of Belper with its busy railway station, excellent shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

An open porch to the side has a secure Rock composite entrance door with inset glazing.

## ENTRANCE HALLWAY

Having wood grain LVT flooring and a white column radiator. Open into :

## DINING KITCHEN

16'4 x 15'8 overall max measurement  
(4.98m x 4.78m overall max measurement)

Comprehensively appointed with a quality range of sage coloured base cupboards, drawers, eye level units and larder cupboard with Corian work surface, upstand and splash back. Integrated appliances include an electric oven, combination oven/ microwave, induction hob, extractor hood, automatic washing machine and space for an American fridge freezer. There is a UPVC double glazed window to the rear enjoying views, column radiator, inset spot lighting, under plinth lighting, open into :

## REAR PORCH

There is a range of coat hangings, column radiator and a half glazed UPVC entrance door opening to the rear.

## LOUNGE

18'2 x 11'9 (5.54m x 3.58m )

A naturally light and spacious room having dual aspect UPVC double glazed windows to the side and rear, solid oak door, two column radiators, coving, telephone point and a recessed fireplace with a wooden mantel shelf and granite hearth housing an electric stove fire.

## BEDROOM ONE

11'10" x 12'1" (3.61m x 3.68m )

A generous double room with a UPVC double glazed bow window to the front, fitted with shutters, a column radiator and a solid oak door.

## BEDROOM TWO

11'11" x 10' (3.63m' x 3.05m)

There is a column radiator, solid oak door and a UPVC double glazed bow window to the front fitted with bespoke shutters.

## BATHROOM

13'2" x 6'10" (4.01m x 2.08m )

Appointed with a four piece suite comprising a panelled bath, double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and a low flush WC. There is complementary tiling, heated towel radiator, inset spot lighting, UPVC double glazed window to the rear, vinyl flooring and an extractor fan.

## OUTSIDE

To the front of the property is a generous

tarmac driveway providing off road parking and leading to a garage. The entrance door is to the side of the property.

## GARAGE

14'3" x 8'9" (4.34m x 2.67m )

There is an electronic roller shutter door, light, power, security alarm and a personal door to the rear.

## GARDEN

The generous garden is laid to lawn with steps and a rockery garden providing access. There is a paved patio and an impressive Cosy Room garden room, a greenhouse, wooden garden shed, outdoor lighting and tap.

## GARDEN ROOM

17'4" x 9'4" (5.28m x 2.84m )

Being fully insulated and constructed from timber with all weather composite cladding, light, power, full height double glazed windows and French doors. There is external power points, retractable sun canopy and a paved patio area, perfect for entertaining.



## Road Map



## Hybrid Map



## Terrain Map



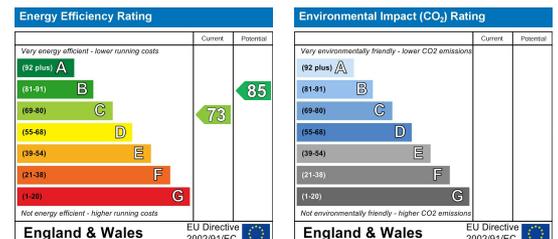
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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