

Home 2 Sell

Quality Service For Less



8 Fellside

Belper, DE56 1GL

£265,000



Home2sell are delighted to offer this traditional bungalow residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly positioned property. Benefiting from beautiful views which can only be truly appreciated when viewed. Having PVCu double glazing and gas central heating. The accommodation comprising in brief of open plan lounge dining room, fitted kitchen, PVCu conservatory, three well proportioned bedrooms and a family shower room. To the outside, the property is set back from the road behind a driveway providing ample off road parking with fore garden laid to lawn. To the rear a low maintenance rear garden laid mainly to lawn with seating area and established borders. Viewing Essential.

DRAFT DETAILSSUBJECT TO CHANGE AND VENDOR APPROVAL.



Open Plan Lounge

13'10" reducing 10'0" x 15'3" max (4.24m reducing 3.06m x 4.66m max)

The property is entered via a PVCu door to the side aspect, two PVCu double glazed windows to the front elevation, useful storage cupboard, central heating radiator, gas fire and television point.

Dining Room

11'0" x 7'3" (3.37m x 2.21m)

Having PVCu double glazed window to the side elevation and a door to the conservatory and central heating radiator.

Kitchen

6'9" x 7'10" (2.07m x 2.41m)

Having a traditional kitchen with base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with mixer tap. Integrated electric fan assisted oven and gas four ring hob. Space for a fridge freezer, space and plumbing for an automatic washing machine. Complimentary splash back tiling, PVCu double glazed window to the side elevation and extractor.

Conservatory

12'0" x 5'2" (3.66m x 1.60m)

Being of PVCu sealed unit construction on a stone base with poly carbonate roof system. PVCu door to the side aspect and wood grain effect flooring.

Inner Hall

Having a useful storage cupboard and ceiling light.

Bedroom One

11'0" x 9'1" extending 10'3" (3.36m x 2.78m extending 3.13m)

Having a PVCu double glazed window to the front elevation, central heating radiator, fitted wardrobe and ceiling light.

Bedroom Two

10'0" x 9'11" (3.07m x 3.04m)

Having a PVCu double glazed window to the rear elevation over looking the garden, central heating radiator and ceiling.

Bedroom Three

11'0" x 5'0" extending 5'8" (3.36m x 1.53m extending 1.74m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Family Shower Room

Having a three piece suite comprising of a close couple WC, vanity hand wash basin and a shower enclosure having a Mira electric shower. Complimentary tiling, PVCu double glazed opaque window, ceramic tile flooring, heated towel rail and recessed ceiling lighting.

Outside

To the outside, the property is set back from the road behind a driveway providing ample off road parking with fore garden laid to lawn. To the rear a low maintenance rear garden laid mainly to lawn with seating area and established borders. Timber garden shed and green house.

Area

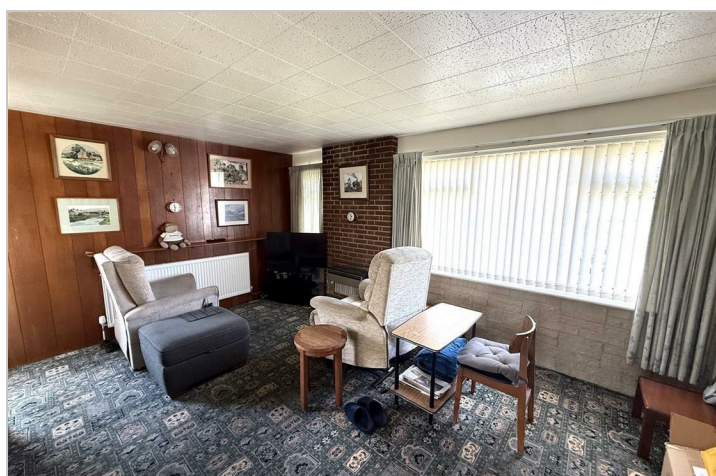
Situated approximately a half mile from the centre of

Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

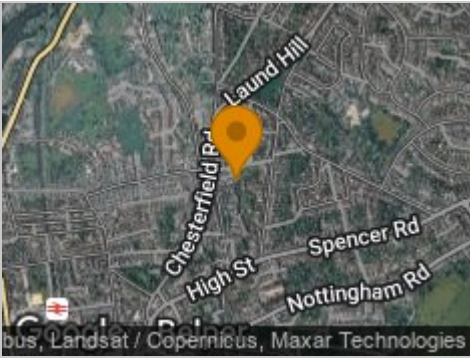
From our Belper office continue past the Market Place onto High Street, turning left at the cross-roads (immediately before The Grapes public house) onto Penn Street follow the road along taking the last right hand turn on to Fellside. The property will be found towards the top of the cul de sac on the right clearly identified by our distinctive Home2sell 'For Sale' board.



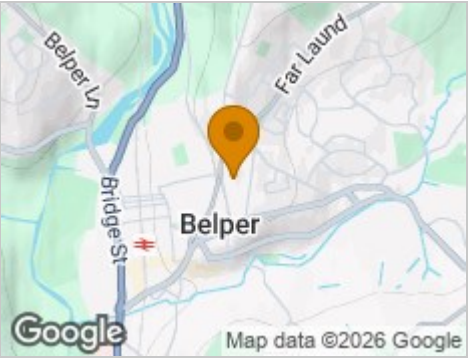
Road Map



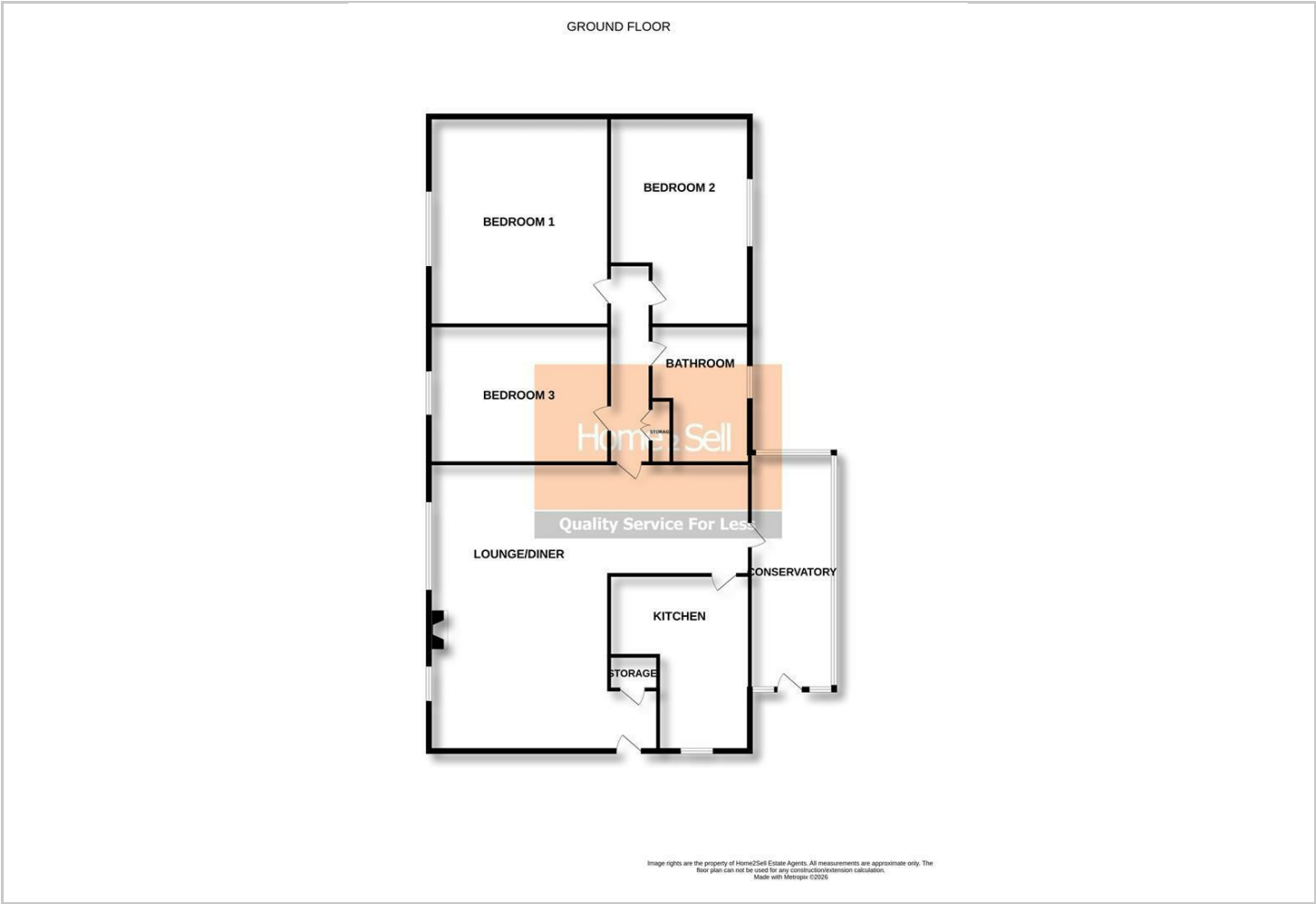
Hybrid Map



Terrain Map



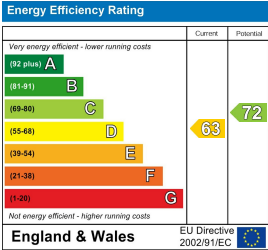
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.