



2 Bed Bungalow - Detached

2 Millersdale Close, Belper DE56 1HP

Offers Around £300,000 Freehold



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- Detached Bungalow with Potential
- Scope for Improvements
- Lounge/Dining Room & Kitchen
- Two Bedrooms & Bathroom/Shower Room
- Generous Front & Rear Gardens
- Driveway & Garage
- Close to Excellent Amenities
- No Chain Involved
- Far-Reaching Views
- Potential To Extend – (subject to planning permission)

Nestled in the charming area of Millersdale Close, Belper, this two bedroom detached bungalow presents an excellent opportunity for small families, couples, or individuals looking to downsize.

The bungalow boasts a generous front and rear gardens and benefits from potential for improvement and extension, subject to planning permission.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Entrance Hall

6'0" x 4'8" (1.84 x 1.44)

With entrance door and cupboard.

Lounge/Dining Room

20'9" x 12'7" (6.34 x 3.84)

With fireplace with inset living flame gas fire, double glazed window to front and double glazed window to side.



Kitchen

9'7" x 7'10" (2.93 x 2.41)

With single sink unit with mixer tap, wall and base cupboards, electric cooker, plumbing for automatic washing machine, double glazed window to side and side access door.



Inner Hallway

5'7" x 5'6" (1.72 x 1.70)

With built-in cupboard housing the hot water cylinder and access to roof space.

Bedroom One

11'6" x 9'5" (3.51 x 2.88)

With double glazed window to rear.



Bedroom Two

10'11" x 7'6" (3.34 x 2.29)

With double glazed window to rear.



Bathroom/Shower Room

6'5" x 5'6" (1.98 x 1.68)

With walk-in shower with electric shower, wash basin, low level WC, fully tiled walls, storage cupboards, mirror and electric heated towel rail.



Front Garden

The property is set back from the pavement edge behind a deep, lawned garden.



Rear Garden

To the rear of the property is a lawned garden with two patios.



Driveway

A driveway provides car standing space for several cars and leads to a detached garage.



Detached Garage

20'0" x 7'11" (6.10 x 2.43)

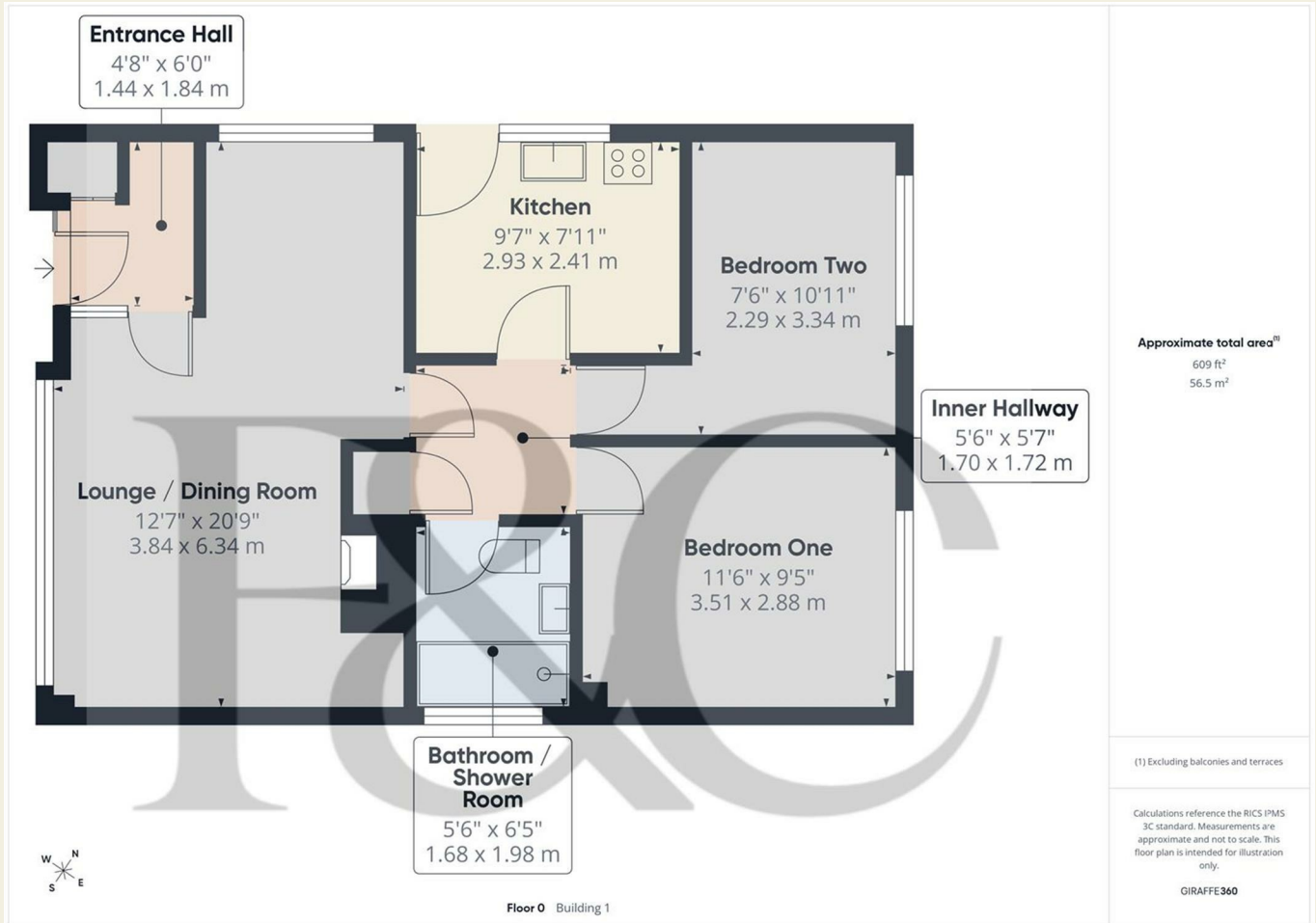
With up and over metal door.



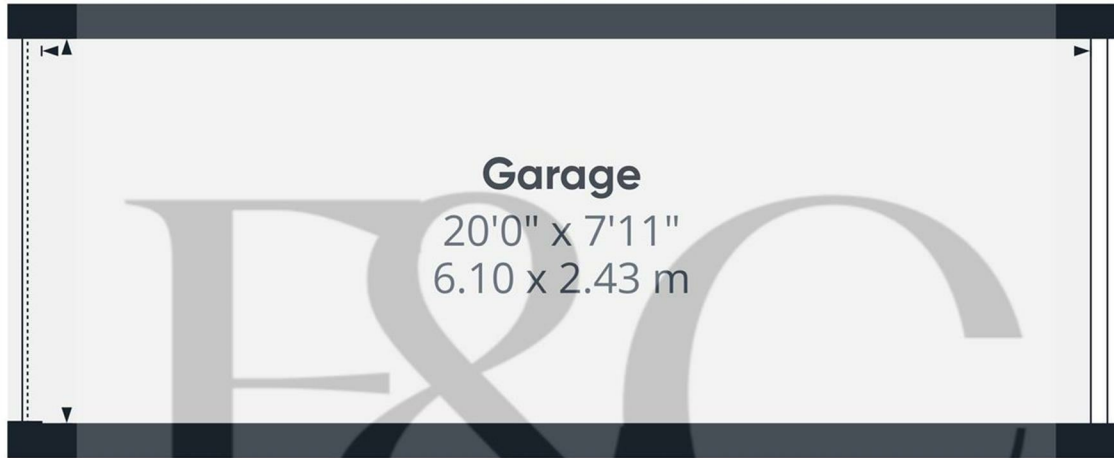
Council Tax Band C

Amber Valley





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Approximate total area⁽¹⁾
161 ft²
15 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	71
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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