



## 18 Bessalone Drive, Belper, DE56 1ES

**£225,000**



Offered with vacant possession/ no chain and in need of modernisation. A deceptively spacious detached dormer residence, situated in a sought after cul de sac location close to Belper and local amenities. The two double bedroom accommodation has a driveway, garage and rear garden. Viewing is recommended.



# 18 Bessalone Drive, Belper, DE56 1ES

£225,000



The well proportioned detached accommodation comprises a side entrance hallway with useful cloaks storage, a generous lounge to the front with a large picture window enjoying views over Belper and its countryside, fitted kitchen, dining room and ground floor bathroom. To the first floor there are two double bedrooms and landing with generous storage.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a double driveway providing off road parking and leading to a garage. A path to the side leads to the rear tiered garden.

Situated within a quiet cul de sac within walking distance of Belper and its busy railway station, with excellent schools, shopping, bars, restaurants and leisure facilities. Having 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

A side half glazed UPVC entrance door allows access.

## ENTRANCE HALLWAY

There is a side window, radiator, telephone point, useful under stairs cupboard and stairs climb off to the first floor.

## LOUNGE

16'3 x 13'7 (4.95m x 4.14m )

A naturally light room with generous proportions, having a UPVC double glazed window to the front enjoying far reaching views, coving, radiator and a stone built fire place with slate hearth, wooden mantel shelf and gas fire.

## KITCHEN

11'4 x 11' (3.45m x 3.35m )

Fitted with a range of base cupboards with work surface incorporating an acrylic sink drainer with mixer taps and splash back tiling. There is plumbing for a washing machine, cooker point, UPVC double glazed window to the rear and a half glazed door opens onto the rear garden. There is a built-in pantry with light and shelving.

## DINING ROOM

11'11 x 11' (3.63m x 3.35m )

Having a radiator and a UPVC double glazed window to the rear.

## GROUND FLOOR BATHROOM

Appointed with a panelled bath with mixer shower taps, pedestal wash hand basin and low flush WC, complementary half tiling and heated towel radiator.

## TO THE FIRST FLOOR

## BEDROOM ONE

16'4 x 11'11 (4.98m x 3.63m )

There is a UPVC double glazed windows to

the front, radiator and access to the eaves storage.

## **BEDROOM TWO**

11' x 11' (3.35m x 3.35m )

There is a window to the rear and radiator.

## **OUTSIDE**

To the front of the property is a lawned fore garden and driveway providing ample car parking and access to the integrated garage. A path to the side leads to the rear.

## **GARDEN**

The rear tiered garden has steps to an elevated lawn with mature trees and shrubs to the boundary.



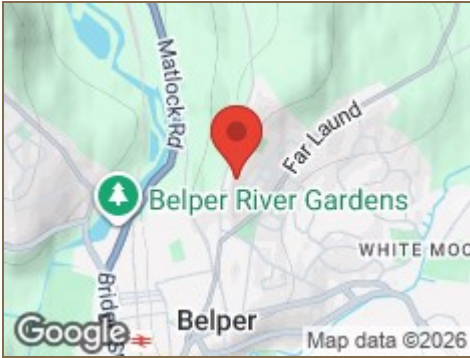
Road Map



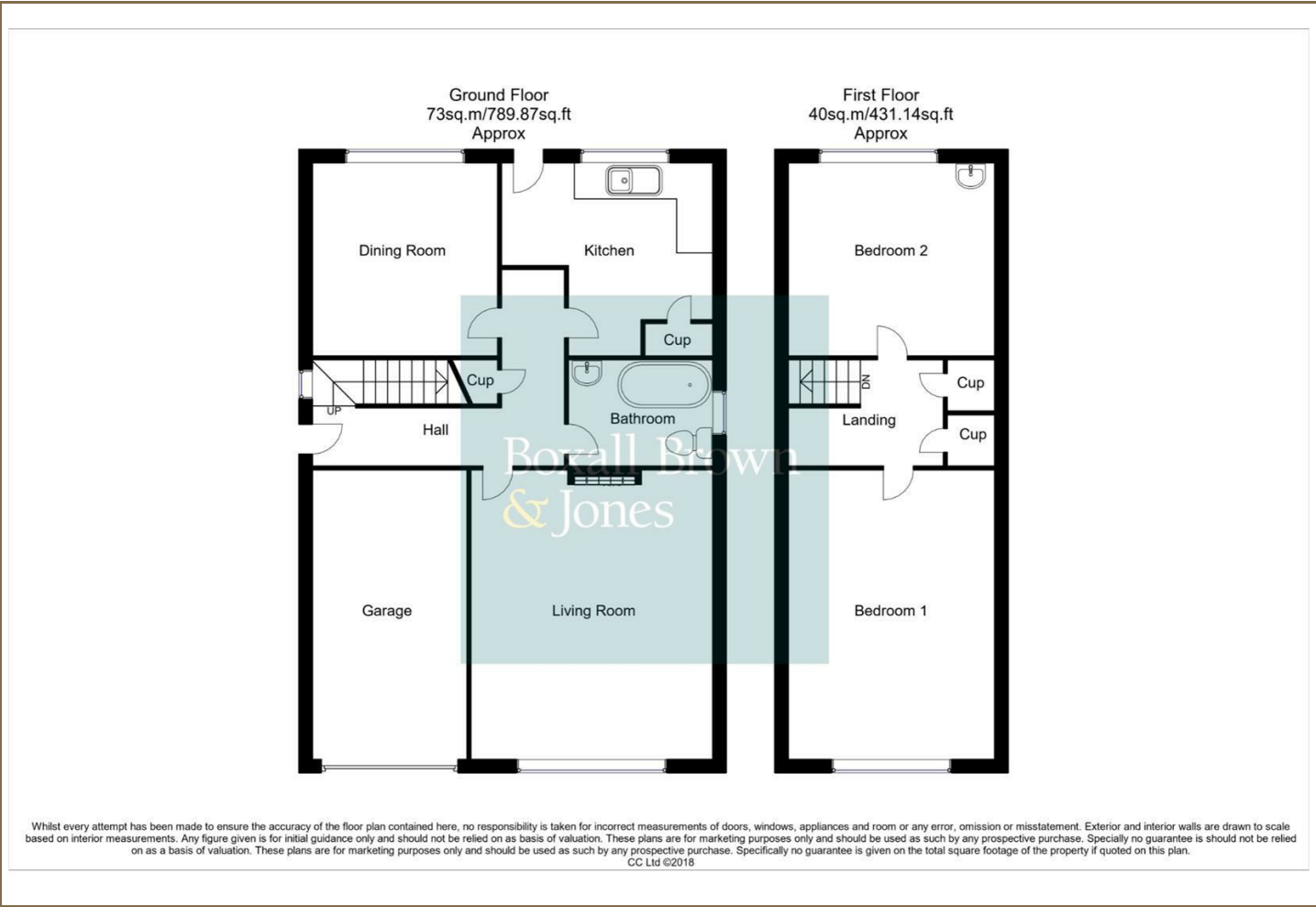
Hybrid Map



Terrain Map



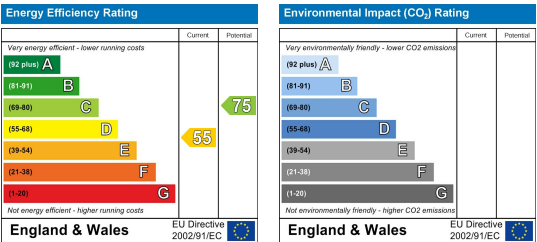
Floor Plan



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



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)