

Over Lane
Belper

burchell edwards

Over Lane
Belper DE56 0HW

for sale offers in the region of
£230,000







Property Description

Burchell Edwards are delighted to bring to the market this beautifully presented, extended two bedroom home situated in a popular location of Belper. The accommodation is situated close to excellent local amenities and transport links and in brief comprises; entrance hall, lounge, an open plan kitchen/diner along with a ground floor cloakroom. To the first floor there are two bedrooms with a modern fitted shower room and stairs off leading to a spacious versatile attic space. Externally the property has the added benefit of a driveway to the front providing off road parking for two vehicles with shared side access leading to a generous, well maintained rear garden. Viewings are STRONGLY recommended.

Entrance Hallway

Entered via a UPVC double glazed door to the side elevation to a having central heating radiator, stairs off to the first floor, doors off to the lounge, kitchen/diner and cloaks.

Lounge

Having UPVC double glazed window to the front elevation, central heating radiator, gas coal effect gas fire (this is being replaced with an electric fire prior to sale), herringbone flooring.

Kitchen Diner

Having matching wall and base units with work surfaces over, integrated dishwasher, integrated washing machine, electric oven and grill, four burner gas hob, stainless steel sink and drainer unit, tiled splashbacks, free standing island, UPVC double glazed window to the rear elevation, UPVC double glazed sliding doors to the rear elevation opening to the garden, skylight to the ceiling, inset stoplights to the ceiling, gas coal effect fire with feature lintel over, central heating radiator.

Cloaks/Wc

Having a vanity wash hand basin, low level wc, wall mounted heated towel rail, inset spotlights to ceiling.

Bedroom One

A bright and airy room having two UPVC double glazed windows to the front elevation, fitted wardrobes, laminate flooring, central heating radiator.

Bedroom Two

Having UPVC double glazed window to the rear elevation overlooking the garden, built in wardrobes, central heating radiator.

Shower Room

The modern fitted shower room comprising mains fed shower, vanity wash hand basin with mixer tap over, low level wc, tiled splashback, tiled flooring, UPVC double glazed opaque window to the rear elevation, wall mounted heated towel rail.

Attic Room

Currently being used as a bedroom, unable to classify as a bedroom as no building regulation certificate to confirm, having two sky lights to the rear elevation, laminate flooring, eaves storage, storage cupboard, central heating radiator, exposed beams to the ceiling.

Outside

To the front of the property is a tarmac driveway providing off road parking for two vehicles, shared access leading to the side entrance doorway and the rear of the property.
To the rear of the property there is a paved seating area, lawned area, decked seating area, two timber sheds with power and lighting.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 103.7 m² (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL207375

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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