

Home 2 Sell

Quality Service For Less



2 Primary Close

Belper, DE56 1FU

Offers Over £270,000



Home2sell are delighted to offer this rare opportunity to acquire a detached stone bungalow residence in a central Belper location within easy walking distance of Belper Town Centre. The property sits in a prominent position having a tarmac driveway leading to a single detached garage with gardens to the front and rear. Internally the property comprises in brief of; Entrance Dining Room, Fitted Kitchen, Lounge/Dining Room with feature fireplace, inner hall, two well proportioned bedrooms and family bathroom having a three piece suite. Having PVCu double glazing and gas central heating. Viewing Essential. NO UPWARD CHAIN.



Dining Room

13'5" reducing 10'3" x 9'5" (4.09m reducing 3.13m x 2.88m)

The property is entered via a PVCu door with glazed insert and side window. Central heating radiator, coving to the ceiling and light, two wall lights and a PVCu double glazed window to the side elevation.

Fitted Kitchen

10'3" x 8'3" (3.13m x 2.54m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with a chrome Swan neck mixer tap. Having space and plumbing for an automatic machine, space for a tumble dryer, cupboard housing the Baxi gas boiler which services the central heating and domestic hot water. Integrated electric fan assisted oven with gas four ring hob and extractor over. Integrated fridge and freezer. Having complimentary splash back tiling, PVCu double glazed window to the front elevation and ceiling light.

Lounge Dining Room

9'7" extending 10'9" x 17'3" (2.94m extending 3.28m x 5.26m)

This generously proportioned room has a box bay PVCu double glazed window to the front elevation, central heating radiator and ceiling light. The focal point of the room is a gas coal effect living flame fire set on a raised polished slate hearth with Victorian style tiled back drop and wooden surround. Television point, coving to the ceiling and two lights.

Inner Hall

Having Karndean flooring, airing cupboard having louvered door with the domestic hot water tank and ceiling light.

Bedroom One

9'9" x 9'8" (2.98m x 2.96m)

Having a PVCu double glazed window to the rear garden aspect, central heating radiator, vinyl flooring and ceiling light. Telephone point.

Bedroom Two

9'9" x 9'6" (2.98m x 2.91m)

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

Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath having a panelled side having electric shower over. Central heating radiator and ceiling light. PVCu double glazed opaque window to the side elevation.

Outside

The property is set back from the cul de sac behind a tarmac driveway with gated side access to a further drive leading to the single garage. Having an adjacent garden to the front which is laid to lawn with well stock herbaceous and flowering borders.

To the rear a delightfully enclosed garden having seating area, lawn and well stocked established borders.

Single Garage

Having up and over door. Power and light.

Area

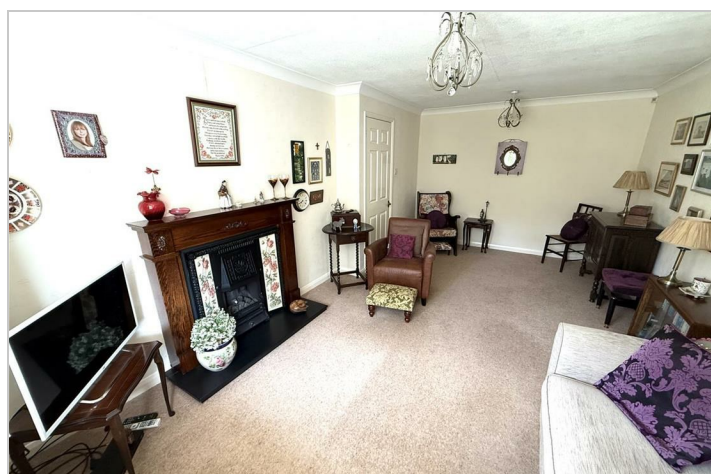
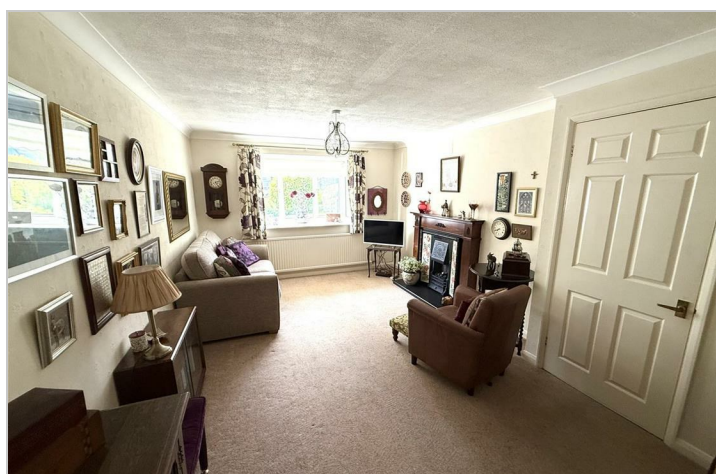
Primary Close is situated just a short walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of

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

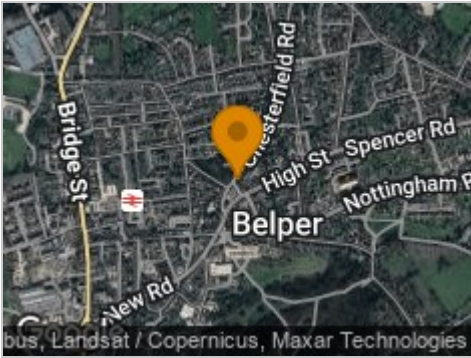
From the Belper office of Home2sell proceed along New Road, continue through the Market Place onto High Street and take the first left on to Primary Close where the property can be easily identified on the left hand side easily identified by our cul de sac by our distinctive Home2sell For sale board.



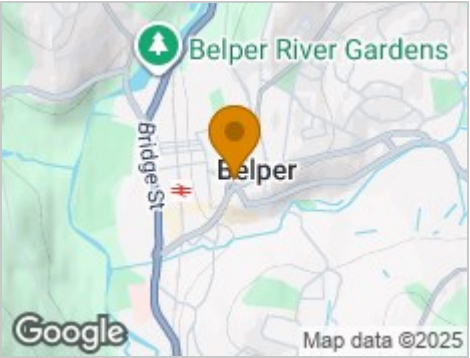
Road Map



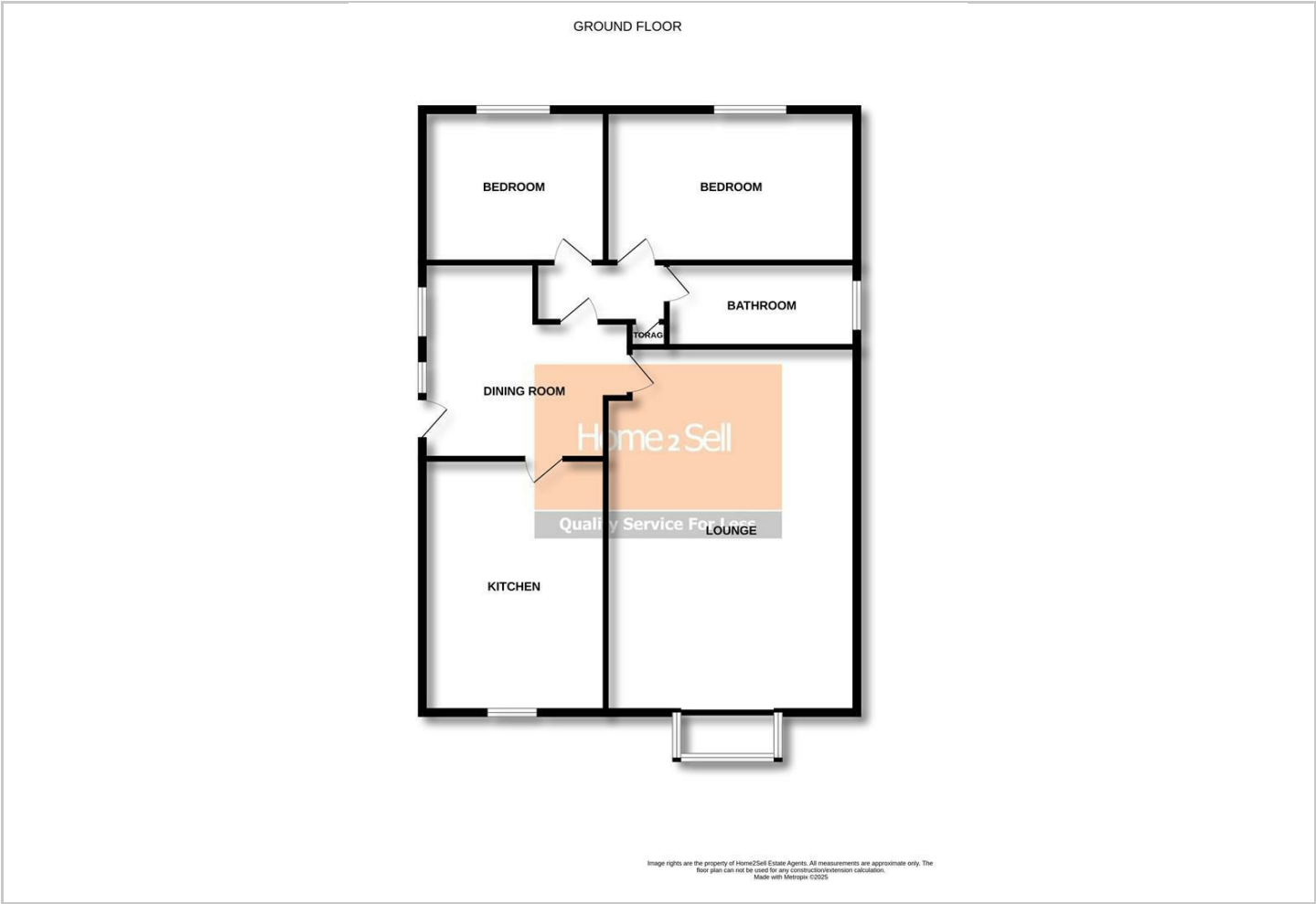
Hybrid Map



Terrain Map



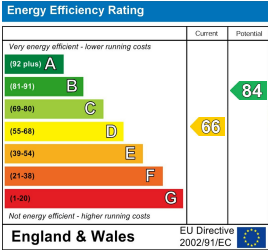
Floor Plan



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.