

Home 2 Sell

Quality Service For Less



27 Field Lane

Belper, DE56 1DD

Offers Around £225,000



Occupying this highly desirable central Belper Location is this traditional two bed roomed semi detached bungalow residence representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented home. Situated within easy walking distance of the town centre and the amenities therein. Accommodation comprising of a utility room, separate pantry, modern dining kitchen, inner hall, lounge with feature fireplace, two double bedrooms and a recently fitted shower room. Outside the property is set back from the road behind a hard standing driveway providing off road parking for one vehicle. There is a timber shed to the side of the property with a pathway being gated and granting access to the rear. A special feature of the sale is the delightful rear garden which enjoys a most pleasant Westerly aspect with views. Having a patio area immediately to the rear, lawn, further seating area a summer house. Viewing Essential.



Entrance Lobby Utility Room

7'7" x 5'10" (2.33m x 1.80m)

The property is entered via a PVCu door with PVCu double glazed windows to the front and side elevations. Having a base units with roll top work surface over, space and plumbing for an automatic washing machine and space for a dishwasher. Complimentary splash back tiling, laminate wood grain effect flooring, useful pantry having a PVCu opaque window to the front elevation and laminate wood grain effect flooring. Wall mounted Worcester gas boiler which services the domestic hot water and central heating system.

Dining Kitchen

13'10" x 8'11" (4.24m x 2.73m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and half sink drainer with chrome mixer tap. Integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Complimentary splash back tiling, space for a fridge and freezer, PVCu double glazed window to the front elevation, central heating radiator, laminate wood grain effect flooring and two ceiling lights.

Lounge

12'6" x 13'7" reducing 12'5" max (3.83m x 4.16m reducing 3.81m max)

This light and airy room has PVCu double glazed French doors to the rear garden aspect with matching side windows which enjoy a fine aspect and view. Central heating radiator, coving to the ceiling and light. The focal point of the room is a gas fire set on a marble effect hearth with matching back drop and wooden surround. Television Point.

Inner Hall

Providing access to the loft void.

Bedroom One

10'9" reducing 9'8" x 12'5" (3.29m reducing 2.95m x 3.79m)

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

Bedroom Two

12'7" x 8'9" (3.86m x 2.68m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted wardrobes having sliding doors.

Shower Room

Having a fitted three piece suite comprising of a concealed cistern WC, fitted vanity hand wash basin with cabinet and a shower enclosure having a Triton electric shower. Complimentary wall panelling, tile effect flooring,. ladder style heated towel rail, PVCu double glazed window to the front elevation.

Outside

The property is set back from the road behind a hard standing driveway providing off road parking for one vehicle. There is a timber shed to the side of the property with a pathway to the side being gated and granting access to the rear garden.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant Westerly aspect and views having a patio area immediately to the rear, lawn, further seating area a summer house. This makes an ideal space for el fresco dining and entertaining.

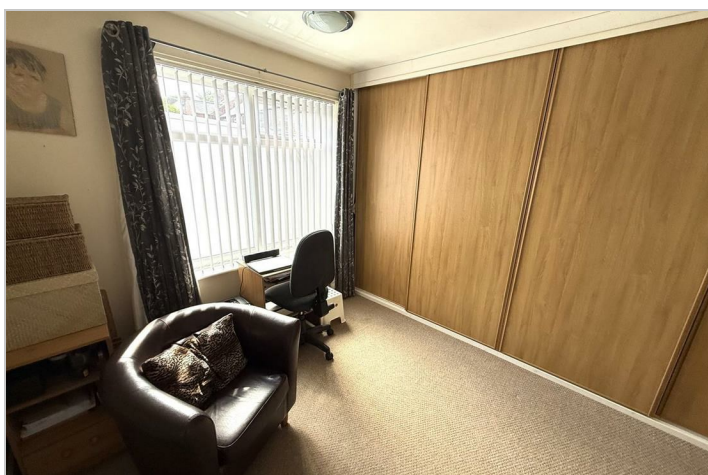
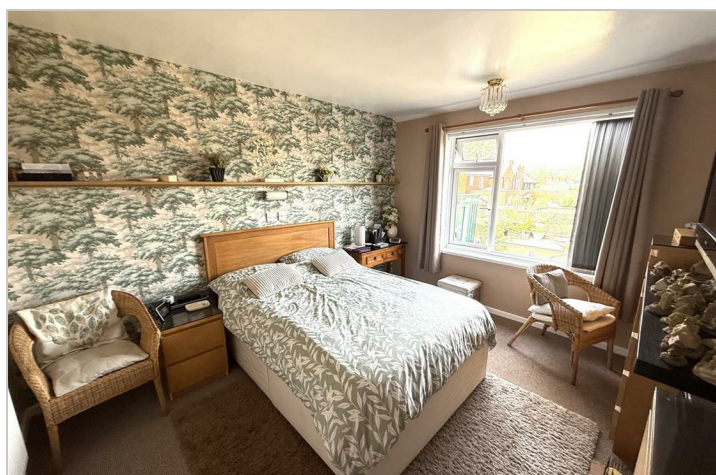
Area

27 Field Lane is situated within a short walking distance of Belper town centre 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 is 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 Home2sell Belper office, proceed along the Market Place, turning Left on to King Street then first Right on to Green Lane. Proceed along taking the Left hand turn on to Field Lane, continue down the hill taking a right hand turn onto the private road where the property is clearly identified by our distinctive Home2sell for sale board on the left hand side.



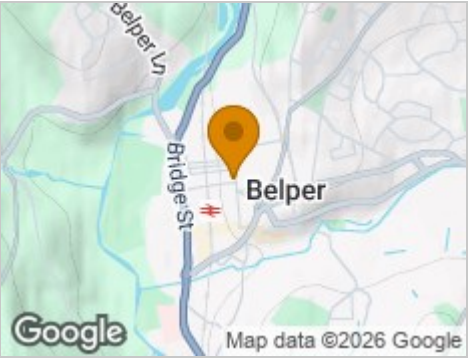
Road Map



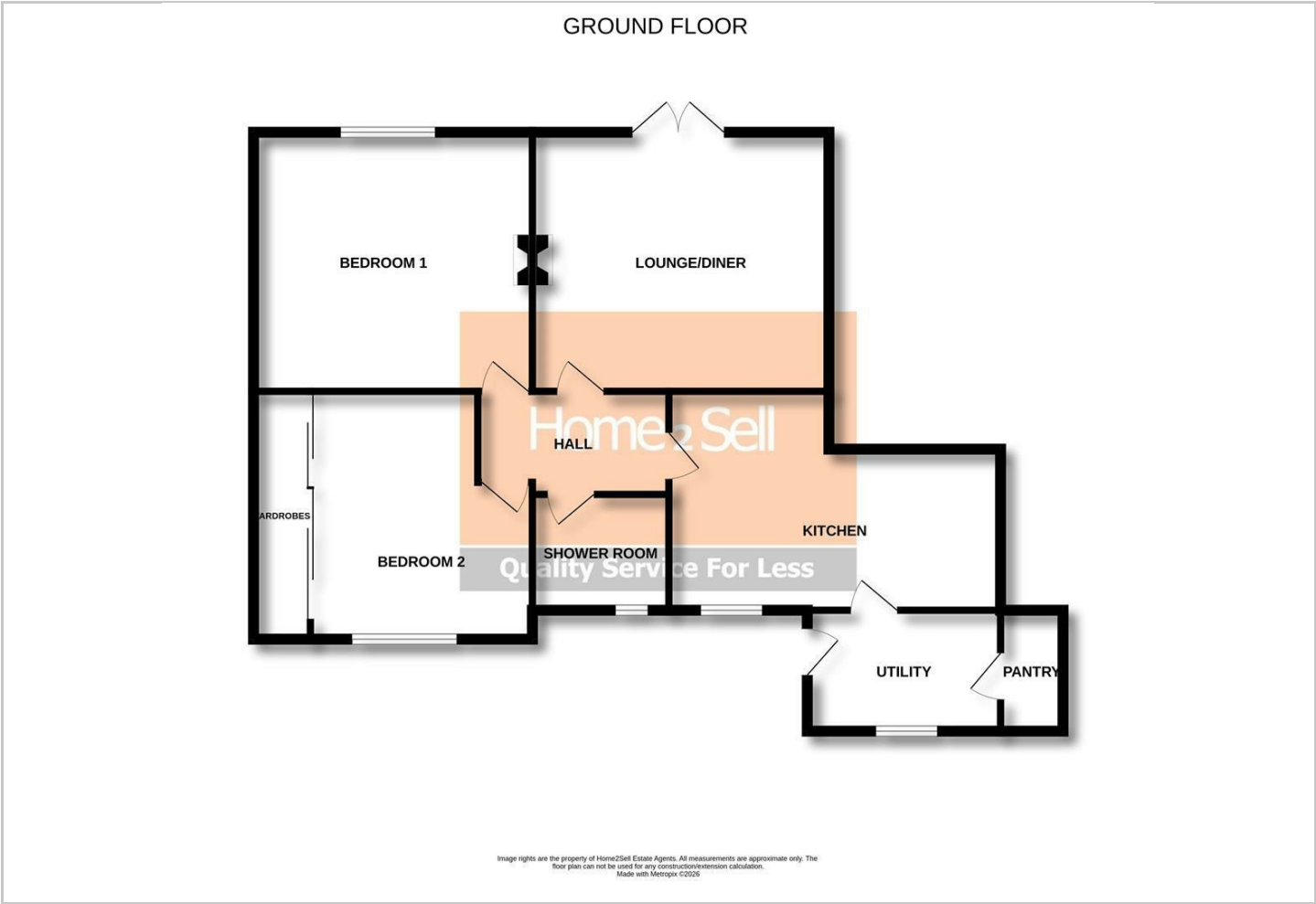
Hybrid Map



Terrain Map



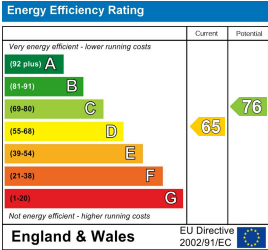
Floor Plan



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



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