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2 Highfield Road

Belper, DE56 1NZ

£279,995

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Home2sell are delighted to offer For Sale this detached two bedroomed bungalow set within a much sought after residential location Belper Derbyshire. The property sits in a prominent slightly elevated position enjoying a fine aspect and panoramic views of Belper and its surrounding rolling countryside. The sale represents an ideal opportunity for the discerning purchaser looking to acquire a well proportioned and versatile accommodation, situated on a delightful plot. The accommodation comprising in brief of entrance hall, lounge having feature fireplace, fitted dining kitchen with useful pantry, two well proportioned bedrooms and a family bathroom having a three piece suite. There is also a boarded loft with folding access ladder. Outside to the front a gated driveway provides ample off road parking and leads to a carport with established adjacent garden having lawn and well stocked borders. To the rear a delightful tiered garden having patio terrace, lawn, well stocked borders and specimen trees. There is a green house, ornamental pond and shed. This property is a short walk away from local shops, pubs, amenities and public transport links that Belper Town Centre provides. Viewing Essential. NO CHAIN.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.





Entrance Hall
The property is entered via a PVCu door having glazed insert, useful cloaks cupboard with hanging space, access to the loft void. (Having loft ladder, boarding and good storage space) and ceiling light.

Lounge
12'11" x 10'11" extending 11'10" (3.95m x 3.34m extending 3.63m)
Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and light. The focal point of the room is a gas living flame effect fire set on a tile hearth with brick back drop and wooden mantle. Television point.

Dining Kitchen
7'9" reducing 3'9" x 9'6" extending 12'3" max (2.38m reducing 1.16m x 2.91m extending 3.75m max)
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 sink drainer unit with chrome mixer tap. Integrated electric fan assisted oven with gas hob and extractor canopy. Complimentary splash back tiling, space and plumbing for an automatic washing machine and space for a fridge freezer. Useful pantry having a PVCu double glazed opaque window to the rear elevation, shelving and ceiling light. Vinyl flooring, central heating radiator, ceiling light, PVCu door with glazed inserts to the side elevation leading directly to carport. PVCu double glazed windows to the rear and side elevations. Wall mounted Vaillant gas combination boiler which services the domestic hot water and central heating system.

Bedroom One
11'10" x 10'10" (3.63m x 3.32m)
Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Two
8'11" x 7'10" (2.72m x 2.40m)
Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator, coving to the ceiling and light.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having an electric Triton shower over. Complimentary wall tiling, PVCu double glazed opaque window to the side elevation, central heating radiator, vinyl flooring and ceiling light. Airing cupboard.

Outside
The bungalow sits in a prominent slightly elevated position enjoying a fine aspect and panoramic views of Belper and its surrounding rolling countryside. Having a gated driveway with established adjacent garden having lawn and well stocked borders. The driveway provides ample off road parking and leads to the carport which as gated rear access to the garden.

To the rear a delightful tiered garden having patio terrace, lawn, well stocked borders and specimen trees. There is a green house and shed.

Area
Highfield Close ss situated with in 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.

Note Regarding Loft

12'4" x 6'9" (3.76 x 2.07)

The loft has an aluminium folding access ladder with good storage space with power and light. Eaves storage.









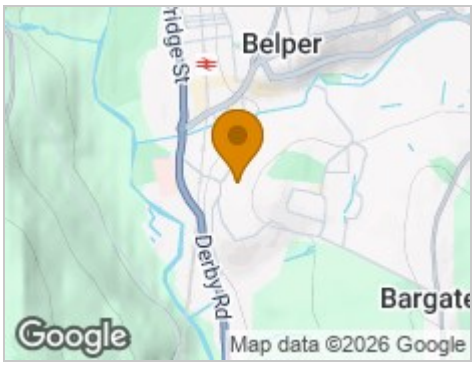
Road Map



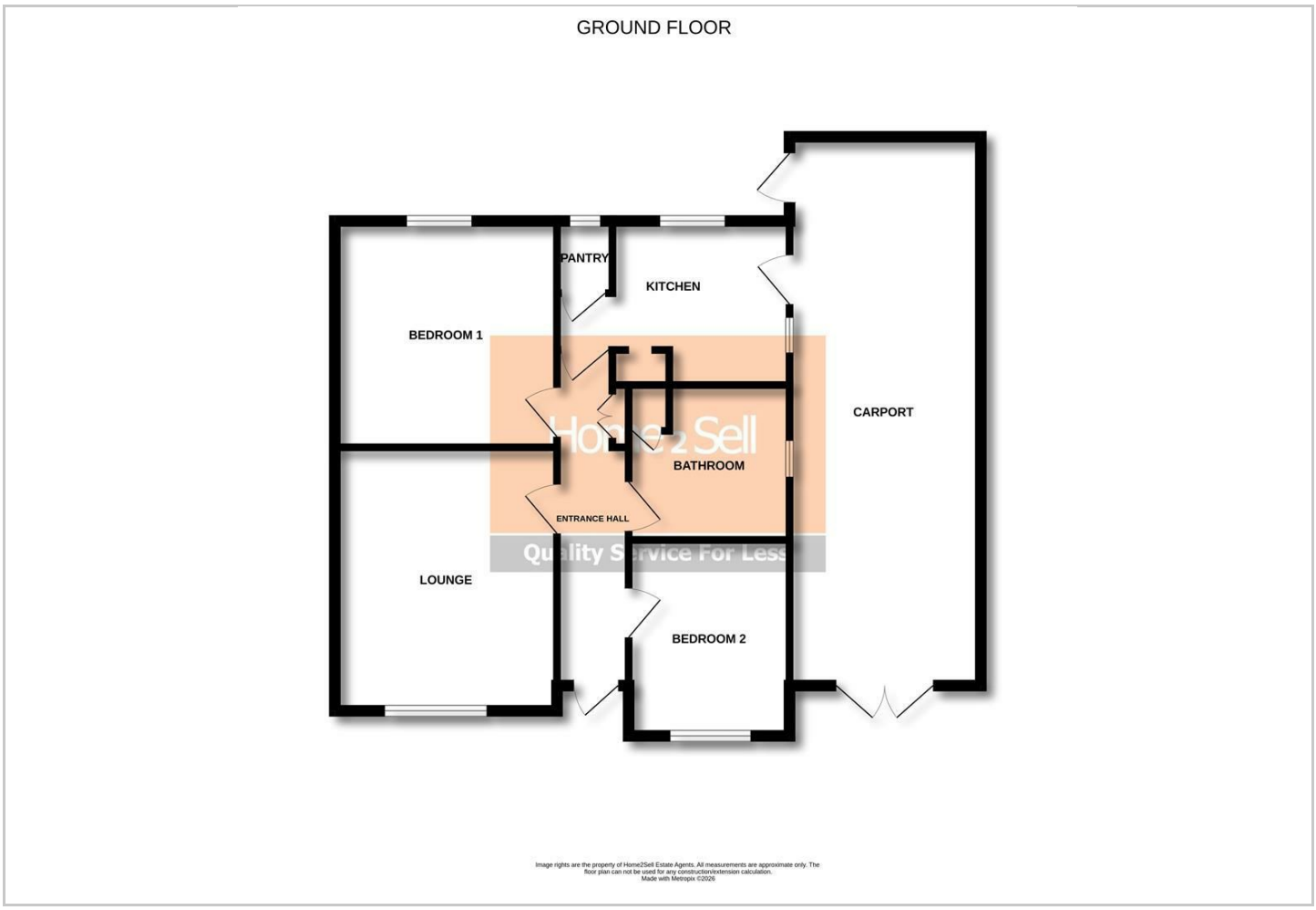
Hybrid Map



Terrain Map



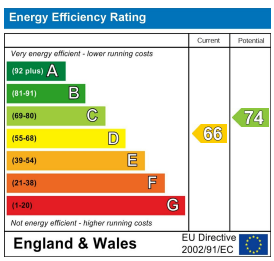
Floor Plan



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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