

Appleton Drive, Belper, Derbyshire. DE56 1FQ

£325,000 Freehold

FOR SALE



**DERBYSHIRE
PROPERTIES**
- SALES & LETTINGS -

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PROPERTIES**

SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this well-presented, modern two-bedroom detached bungalow, occupying a manageable plot with convenient access to local amenities and a nearby bus service. The property offers well-planned accommodation throughout and would ideally suit those seeking single-storey living in a popular location. The accommodation briefly comprises: a side entrance hallway providing access to all principal rooms, including two double bedrooms, a spacious living room, modern shower room and a well-appointed kitchen/dining room. Externally, the property benefits from a low-maintenance frontage garden, a generous side driveway providing off-road parking for several vehicles, and a beautifully landscaped rear garden offering a high degree of privacy. A standout feature is the superb garden office/pod, ideal for a variety of uses.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

FEATURES

- Detached Bungalow
- 2 Double Bedrooms
- Landscaped Gardens With Privacy
- Garden Pod/Home Office
- Close To Bus Route
- Driveway
- Spacious & Flexible Accommodation
- Council Tax Band C
- Immaculately presented throughout



ROOM DESCRIPTIONS

Side Entrance Hallway

Entered via a hardwood door from the side elevation into a light and welcoming hallway. Featuring a wall-mounted radiator, decorative coving to the ceiling and internal doors providing access to all rooms.

Living Room

With a double-glazed window to the front elevation, wall-mounted radiator and decorative coving. Internal double doors lead through to the kitchen/dining room.

Kitchen/Diner

Fitted with a range of wall and base mounted units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Space for a gas cooker with extractor canopy above, under-cupboard lighting, wall-mounted radiator and wood-effect flooring. Double-glazed sliding patio doors provide access to the rear garden.

Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and a useful floor-to-ceiling storage cupboard.

Bedroom 2 (Principal Bedroom)

Double-glazed window overlooking the rear garden, wall-mounted radiator and fitted bedroom furniture providing ample storage and hanging space.

Shower Room

Comprising a WC, large vanity unit and shower enclosure with wall-mounted electric shower and attachment. Fully tiled walls, wall-mounted radiator and a double-glazed obscured window.

Outside

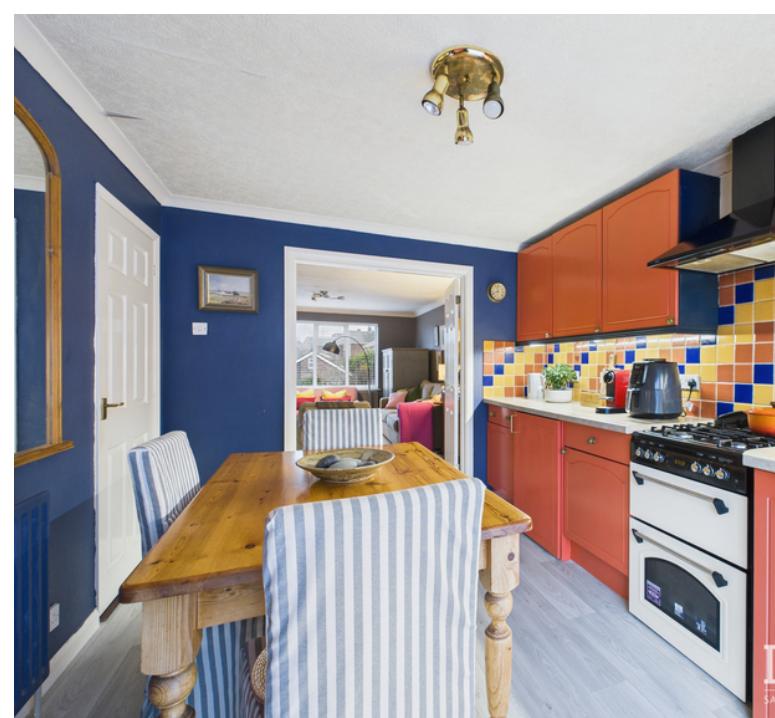
To the front is a low-maintenance garden, predominantly gravelled with inset planting. To the side elevation is a concrete driveway providing parking for approximately three to four vehicles, with gated access to the rear garden.

The beautifully landscaped rear garden offers excellent privacy and is mainly laid to lawn with a large paved patio area, ideal for outdoor entertaining. An array of mature planting forms natural boundaries, with timber fencing enclosing the garden on all sides. The centrepiece of the garden is a modern external pod, currently used as a home office. The pod is insulated and benefits from light and power, making it ideal for use as a home office, gym, workshop or study.

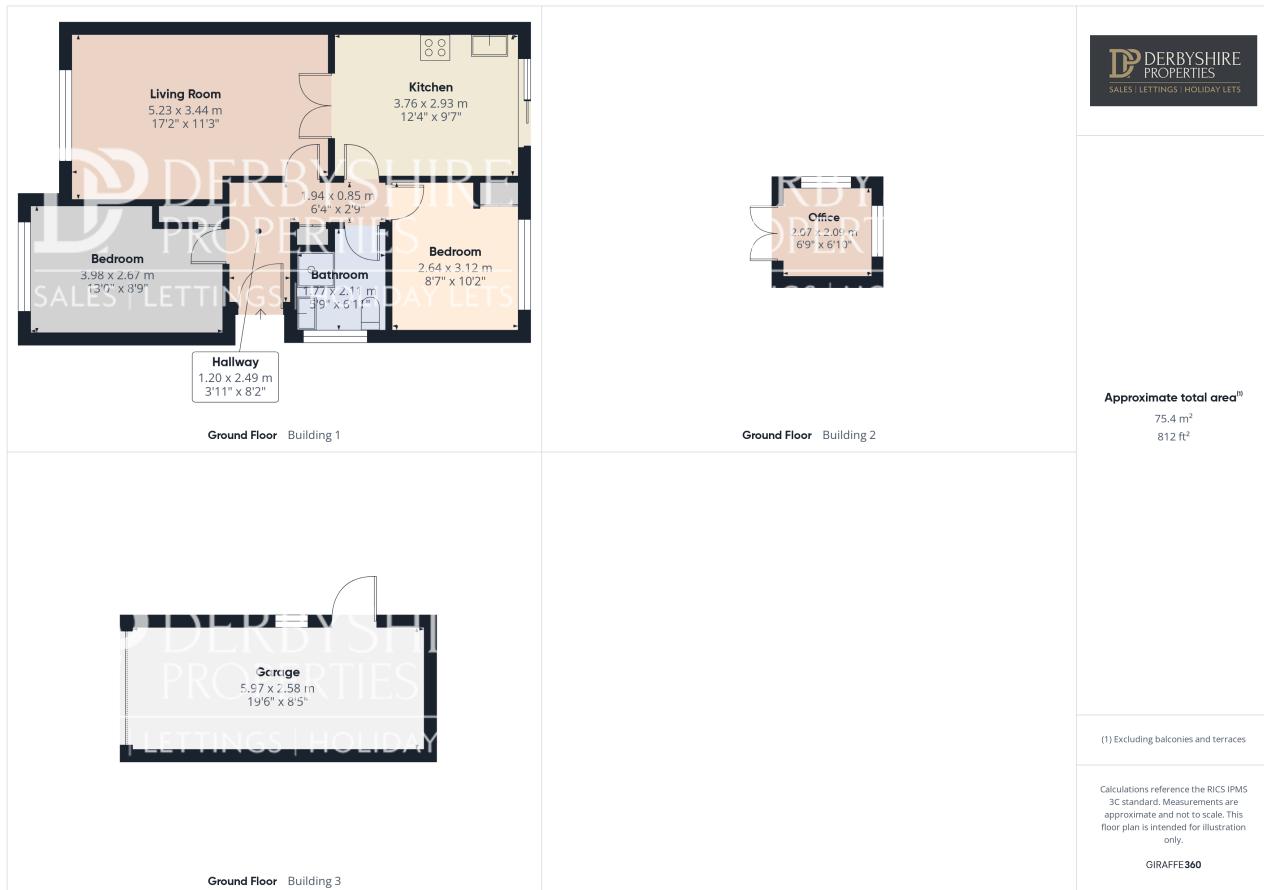
The plot allows for a potential extension.

Disclaimer

- 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	64	76
EU Directive 2002/91/EC		