

Appleton Drive, Belper, Derbyshire. DE56 1FQ

£280,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this three bedroom detached bungalow located off the popular residential location of 'Far Laund', Belper.

The property is in need of some degree of modernisation, but does offer a flat and easy to manage plot located very close to a bus stop. Internally the property comprises of :- L shaped entrance hallway, lounge/dining room, kitchen, rear entrance porch, three bedrooms and bathroom. Externally there is an attached garage with useful utility room to the rear. Externally the property offers ample parking and garage to the front elevation and a well cared for low maintenance garden to the rear.

We believe the property would ideally suit those looking to downsize and an immediate internal inspection should be undertaken to avoid disappointment of this competitively price property.

## FEATURES

- Detached Bungalow
- 3 Bedrooms
- Large Lounge/Dining Room
- Fitted Kitchen & Rear Porch
- Garage & Utility Room
- Easy To Manage Gardens
- Conveniently Placed For Belper Town
- In Need Of Some Refurbishment
- No Upward Chain
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### L-Shaped Entrance Hallway

5.37m x 1.11m (17' 7" x 3' 8") Entered via composite door from the front elevation, wall mounted radiator, internal doors accessing all rooms, ceiling mounted loft access point.

### Spacious Lounge/Dining Room

3.61m x 8.35m (11' 10" x 27' 5") With double glazed window to the front elevation and patio doors to the rear. Wall mounted radiators, decorative coving, wall lighting and TV point. The feature focal point of the room is a gas 'living flame effect' fire with wooden surround, marble backdrop and raised tiled hearth.

### Kitchen

3.13m x 3.15m (10' 3" x 10' 4") Comprising of range of wall and base mounted oak units with roll top work surfaces incorporating a sink drainer unit with mixer taps and tiled splashback. Integrated double electric oven, four ring gas hob with extractor hood over, space for fridge, integrated washer dryer, tiled floor covering, wall mounted radiator, spotlights to ceiling, extractor fan and double glazed window and door to the rear elevation.

### Bedroom 1

2.91m x 3.85m (9' 7" x 12' 8") With double glazed window to the front elevation and wall mounted radiator.

### Bedroom 2

2.39m x 3.82m (7' 10" x 12' 6") Double glazed window to front elevation, wall mounted radiator and fitted double wardrobe.

### Bedroom 3

2.39m x 3.16m (7' 10" x 10' 4") Double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe.

### Bathroom

1.94m x 3.13m (6' 4" x 10' 3") Comprising of a four piece suite to include WC, pedestal wash hand basin, panelled bath and separate shower enclosure with wall mounted electric shower and attachment over. Wall mounted radiator, part tiling to walls and double glazed obscured window to the rear elevation.

### Attached Garage

2.68m x 5.64m (8' 10" x 18' 6") With up and over door light and power.

### Utility Room (Extension Accessed Externally)

2.61m x 2.71m (8' 7" x 8' 11") Accessed via the rear elevation and located to the rear of the garage is this useful utility room that offers base mounted storage cupboards with stainless steel sink. Newly installed gas boiler, space and plumbing for washing machine, tumble dryer and door and double glazed window to the rear elevation.

### Outside

To the front elevation is a tarmac frontage providing parking for 2 to 3 vehicles with access to a attached garage with up and over door light and power. A side access pathway leads to the rear garden and a landscaped front garden with an array of shrubbery and planting enclosed by a wall can be found. The rear garden offers high degrees of privacy and is mainly laid to lawn with timber fence boundaries with a range of mature trees and planting. A raised patio area is ideal for outside entertaining and a paved easy to maintain pathway allows for access to either side of the bungalow. A rear entrance porch leads into the kitchen and a rear external door accesses a utility room.

### Disclamier

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.



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