

Charnwood Avenue, Belper, Derbyshire. DE56 1EA

£425,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

GUIDE PRICE: £425,000 – £450,000

Derbyshire Properties are delighted to offer this superbly presented and spacious detached chalet-style property. Situated at the foot of a quiet cul-de-sac close to Belper town centre, the location benefits from a host of excellent amenities nearby. This property is ideal for those looking to downsize as well as families seeking generous accommodation. Given the appeal, we anticipate high levels of interest and strongly recommend an early internal viewing to avoid disappointment.

## FEATURES

- \*\*\*GUIDE PRICE £425,000-£450,000\*\*\*
- Offered with No Upward Chain
- Detached Chalet Bungalow
- 3 Bedrooms, 2 Bathrooms
- Large Driveway & Detached Double Garage
- Landscaped Gardens
- Well Presented Throughout
- Ideal Downsize Or Small Family Purchase
- Close To Belper Town Centre
- Council tax band C



## ROOM DESCRIPTIONS

### Entrance Hallway

6.50m x 1.77m (21' 4" x 5' 10") Entered via a composite door from the front elevation, tiled floor covering, wall mounted radiator and carpeted staircase to 1st floor landing.

### Double Bedroom

4.24m x 2.87m (13' 11" x 9' 5") With double glazed window to the front elevation, wall mounted radiator, space for bedroom furniture and ceiling mounted loft access point with drop-down ladder.

### Study/Bedroom

2.86m x 2.57m (9' 5" x 8' 5") With double glazed window to the front elevation, wall mounted radiator.

### Shower Room & Utility

2.19m x 2.85m (7' 2" x 9' 4") Comprising of a three piece shower suite to include WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment over.

A range of base mounted storage cupboards with modern flat edged work surface housing a stainless steel sink drainer unit with mixer taps. Full tiling to walls, spotlighting, wall mounted chrome heated towel rail, vinyl floor covering, double glazed obscured window to side elevation, electrical shaver point and extractor fan.

### Kitchen

3.44m x 2.60m (11' 3" x 8' 6") Comprising of a range of all base mounted matching units with modern flat edge work surface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complementary tiled splashback areas. Space for fridge/freezer, integrated dishwasher, integrated double oven, induction hob with stainless steel extract canopy over, under cupboard lighting, tiled floor covering, spotlighting, wall mounted radiator and double glazed window to the rear elevation.

### Living Room

3.59m x 4.31m (11' 9" x 14' 2") With wall mounted radiator, TV point, internal double glazed French doors accessing the rear conservatory. The feature focal point of the room is a stainless steel electric fire with decorative surround, backdrop and raised hearth.

### Conservatory/Sun Room

2.77m x 3.41m (9' 1" x 11' 2") This wonderful addition to the main property is constructed from a brick base, UPVC windows, fully insulated roof and double glazed French doors to the rear elevation. Wood floor covering, wall mounted radiator and TV point.

### First Floor

### Landing

2.31m x 1.78m (7' 7" x 5' 10") Accessed via the main entrance entrance hall with 'velux' skylight creating high levels of natural light and useful roof space storage cupboard.

### Master Bedroom

4.70m x 2.60m (15' 5" x 8' 6") With feature double glazed dormer window, wall mounted radiator and range of bespoke fitted wardrobes providing useful storage and hanging space.

### Bathroom

2.48m x 2.90m (8' 2" x 9' 6") This beautifully presented bespoke bathroom comprises of an encased WC, marble worktop with attached vanity unit with inset sink, mixer taps and useful storage cupboards. A large shower enclosure with mains fed shower and attachment, separate space-saver with shower attachment over and complementary glass shower screen. Part tiling to walls, double glazed obscured window, wall mounted radiator, chrome heated towel rail, spotlights extractor fan to ceiling, and wall mounted electrical shaver point.

### Outside

The property is situated on a sizable plot, offering a good degree of privacy from neighbouring homes. It is approached via double gates leading onto a block-paved driveway, which provides parking for numerous vehicles and access to a detached double garage featuring electric roller doors, lighting, and power supply. The garage benefits from a pitched roof and is fitted with security lighting for added peace of mind.

The driveway continues to the front elevation, forming a small courtyard garden bordered by attractive stone walls and hedges, enhancing the privacy from neighbouring properties.

The low-maintenance, private rear garden includes a paved entertaining terrace that extends along both side elevations via pathways. There are two well-kept lawn areas, complemented by a variety of flowerbeds, borders, and shrubbery, all enclosed by neighbouring property boundaries.

### 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

