



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

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Fell Side, Belper, Derbyshire DE56 1GL  
£325,000 - Freehold



## PROPERTY DESCRIPTION

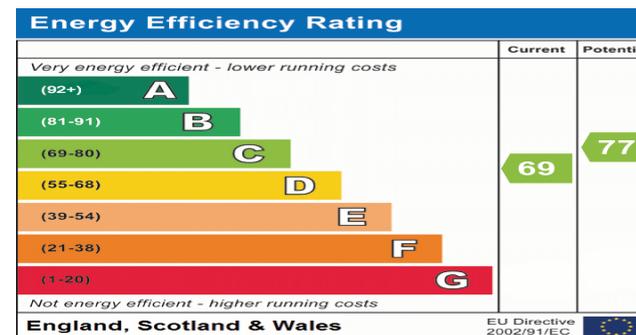
Derbyshire Properties are pleased to offer for sale this well-appointed accommodation comprising of a welcoming entrance hallway, a spacious lounge featuring a multi-fuel stove set within a recessed fireplace, and an impressive dining kitchen fitted with stylish navy shaker-style units and a breakfast bar. There are three well-proportioned bedrooms and a modern family bathroom.

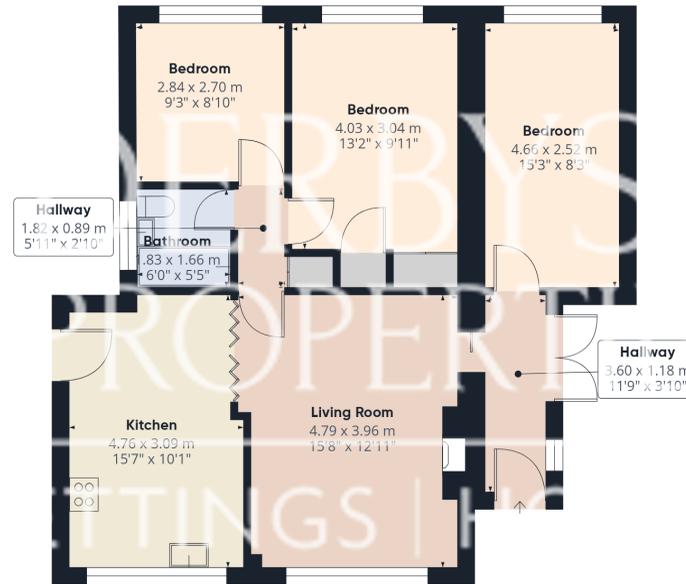
The property benefits from UPVC double glazing throughout and gas central heating via a combi boiler.

Externally, a generous driveway to the front provides ample off-road parking and leads to a single garage. A secure gate opens onto a sunny flagstone courtyard, enjoying a southerly aspect, with steps rising to an elevated lawned garden — the perfect spot to relax and take in the superb open views. The garden also features a mature rockery, pond, outside lighting and power point.

## POINTS OF INTEREST

- Three Bedroom Extended Detached Bungalow
- Three Good Size Bedrooms & Family Bathroom
- Driveway & Garage
- Modern Kitchen Diner
- Walking Distance into Belper Town
- Elevated Views Across Belper
- Extended
- UPVC Double Glazing and Combi Boiler
- Landscaped Garden





**Ground Floor** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**  
89.3 m<sup>2</sup>  
961 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**