

56a Wheeldon Avenue, Belper, Derbyshire. DE56 1GX

£260,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire properties are pleased to offer for sale this beautifully presented and designed detached chalet bungalow located on a small, low maintenance and easy to manage plot. We believe the property will make an ideal downsize for the potential purchaser and also would appeal to those with disabilities. Internally the property is presented to an extremely high standard With accommodation to the first and ground floor floors. The property briefly comprises of:- entrance hall, bedroom, lounge, bedroom, shower room and well appointed kitchen. To the first floor is a further double bedroom or potential use as a further living room with its own shower facility. Externally, the property offers a small low maintenance garden and parking for two vehicles. An internal viewing is essential to appreciate the accommodation in full.

FEATURES

- New Build Detached Chalet Bungalow
- 2/3 Bedrooms
- Versatile And Flexible Accommodation
- Ideal Down Size
- Ideal For Buyers With Disabilities
- No Chain
- Driveway & Low Maintenance Garden
- Two Shower Rooms
- View Absolutely Essential!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

0.83m x 0.88m (2' 9" x 2' 11") Entered via a composite door from the front elevation, carpeted staircase to the 1st floor landing and internal oak doors provide access to a bedroom and living room.

Living Room

3.16m x 3.50m (10' 4" x 11' 6") With double glazed window to the front elevation, LTV floor covering, wall mounted radiator, TV points and spotlights to ceiling.

Inner Hallway

0.84m x 2.74m (2' 9" x 9' 0") With the continuation of the floor covering from the lounge area, under stairs storage alcove and cupboard. Internal doors provide access to both bathroom and further bedroom.

Bedroom

2.41m x 3.60m (7' 11" x 11' 10") With double glazed window to the rear elevation, wall mounted radiator, TV point, spotlights to ceiling and LTV floor covering.

Shower Room

1.90m x 1.83m (6' 3" x 6' 0") This beautifully designed and accessible bathroom suite would suit those with disabilities and includes an encased WC with attached vanity unit. A low level sizeable shower enclosure with main fed shower and attachment over with complementary glass screen. Part wall tiling, LTV floor covering, wall mounted chrome heater towel rail, spotlights to ceiling and extractor fan.

Kitchen

2.10m x 3.60m (6' 11" x 11' 10") Accessed via the living room or side external door is this fully functional kitchen incorporating a number of matching wall and base mounted units with roll top worksurfaces. Inset one and a half bowl stainless steel sink drainer unit, electric oven, four ring gas hob with attractive splashback and stainless steel extract to canopy over. Under cupboard lighting, LTV floor covering, double glazed window to the rear elevation, integrated fridge and freezer, spotlighting and wall mounted vertical radiator.

First Floor

Bedroom 3/ Potential Further Sitting Room

4.12m x 4.36m (13' 6" x 14' 4") Accessed via the main entrance hallway with attractive glass balustrade, Velux windows to the rear elevation, spotlighting, wall mounted radiator, TV point. The feature focal point of the room is a circular double glazed port hole style window to the side elevation. Internal oak door leads to:-

Shower Room

2.51m x 2.92m (8' 3" x 9' 7") Comprising of a three-piece suite to include vanity unit, WC and large shower enclosure with main fed shower and attachment over. Wall mounted extractor fan, spotlights to ceiling, vinyl floor covering, storage located in the roof eaves, chrome heated towel rail and Velux window to the rear elevation. Internal door leads to:-

Store Room

2.48m x 1.37m (8' 2" x 4' 6") With vinyl floor covering this useful room is ideal for luggage storage.

Outside

The property is located on a corner plot position with low maintenance gravelled frontage and tarmac driveway providing parking for two vehicles to the side elevation. Attractive raised flower beds, gravelled pathways and timber fenced boundaries enclose on two side sides.



EPC

