

Sandbed Lane, Belper, Derbyshire. DE56 0SN

£475,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this fully modernised and extended four bedroom detached chalet bungalow with a detached annexe, located in extremely sought-after location. The property has been beautifully renovated throughout and benefits from a superb rear extension, loft conversion and well proportioned rooms. Internally the property offers an entrance porch, entrance hall, 3 bedrooms, modern shower room, extended lounge to the rear and stunning Open Plan living kitchen. To the first floor is another large double bedroom offering superb views over the garden and countryside beyond, landing and modern three-piece bathroom. Externally the property offers numerous parking spaces to the front elevation and the large rear garden is mainly laid to lawn with superb views, benefiting from a detached Annex that would make the ideal home office, studio or even Airbnb business opportunity!

FEATURES

- Detached Annex (Potential Business Opportunity)
- 4 Bedrooms & 2 Bathroom
- Extended Detached Chalet Bungalow
- Large Landscaped Rear Garden
- Ample Off Road Parking
- Sought After Location
- Elevated Position With Beautiful Views
- Ideal Family Purchase Or Retirement
- View Essential!
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Entrance Porch

0.81m x 1.06m (2' 8" x 3' 6") Entered via a sealed unit double glaze door with obscured glass from the front elevation, tiled floor covering, exposed brick walls and internal door giving access to the main entrance hallway.

Hallway

3.65m x 2.77m (12' 0" x 9' 1") This light and airy hallway is entered via hardwood door from the front porch, wall mounted radiator, newly carpeted staircase to the 1st floor landing and internal oak doors leading to 3 bedrooms, bathroom and lounge.

Bedroom 2

4.16m x 3.44m (13' 8" x 11' 3") With double glazed bay window to the front elevation, TV aerial point and wall mounted radiator.

Bedroom 3

4.10m x 3.43m (13' 5" x 11' 3") With double glazed window to the front elevation and wall mounted radiator.

Bedroom 4

2.67m x 2.09m (8' 9" x 6' 10") With double glazed window to the side elevation, wall mounted radiator and useful under stairs storage cupboard.

Shower Room

1.73m x 2.26m (5' 8" x 7' 5") This modern three-piece white suite contains a WC, vanity unit with splashback and corner mounted shower enclosure with mains fed shower and attachment over. Modern cladding to walls, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail, tiled floor covering and double glazed obscured window.

Extended Lounge/Diner

3.59m x 3.87m (11' 9" x 12' 8") Living Area
2.55m x 3.90m (8' 4" x 12' 10") Dining Area

With double glazed obscured windows to the side elevation, sliding patio doors to the rear elevation allowing for access onto the rear garden terrace, TV aerial point, wall mounted radiators and internal oak door providing access to the kitchen.

Superb Open Plan Living Kitchen

5.56m x 4.21m (18' 3" x 13' 10") This superbly appointed room comprises of a range of matching wall and base mounted units with modern flat edged work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. The kitchen comes complete with numerous integrated appliances to include electric fan assisted oven, convection microwave oven, induction hob, dishwasher, fridge/freezer, wine cooler and automatic, washing machine. The focal point of the room is a matching central island with seating space and additional storage cupboards. Wood floor covering, spotlighting to ceiling, under cupboard lighting, double glazed window to the rear elevation, wall mounted radiator and double glazed sealed unit door to the side elevation.

First Floor

Landing

1.17m x 1.21m (3' 10" x 4' 0") Accessed via the main entrance hallway to a spacious landing area with inbuilt storage cupboards and internal oak doors leading to the master bedroom and upstairs family bathroom.

Master Bedroom

4.29m x 3.62m (14' 1" x 11' 11") With large double glazed window to the rear elevation offering superb elevated views over the garden and countryside beyond, wall mounted double radiator, TV aerial point and space for bedroom furniture.

Family Bathroom

1.39m x 2.35m (4' 7" x 7' 9") This modern three-piece white suite contains a WC, wall mounted wash hand basin and panelled bath with centrally mounted chrome fitted taps and shower attachment over. Wood floor covering, part tiled walls, wall mounted electrical shaver point, wall mounted chrome heated towel rail and ceiling mounted extractor fan and spotlights.

Outside

The landscaped frontage of the property provides parking for 2 to 3 vehicles with separate gravelled parking area ideal for caravan/boat storage all enclosed by timber fence boundaries and offering access to the garden via both side access paths. The superb rear garden is approximately 150 feet in length and is mainly to lawn with mature hedged and fenced boundaries providing high degrees of privacy from neighbouring properties and also providing stunning elevated countryside views. The first part of the garden is a beautifully constructed block paved entertaining terrace with raised wildlife pond and water feature, raised stocked planting beds, and borders, hedged and wall boundaries. The block paving leads to a beautifully constructed detached Annex that offers the potential of a teenager or granny annex, studio, Home Office, or potentially an Airbnb business opportunity.

Detached Annex

Living Room/Bedroom

3.59m x 2.94m (11' 9" x 9' 8") With double glazed French doors with adjoining side panels to the rear elevation, wood floor covering, additional double glazed window to the side elevation and internal door accessing the Open Plan living kitchen.

Living Kitchen

4.61m x 2.97m (15' 1" x 9' 9") Comprising of a range of wall and base mounted units with roll-top worksurfaces, incorporating a stainless steel circular sink with mixer taps, undercounter space and plumbing for washing machine, wood floor covering, space for fridge/freezer and two sets of French doors to the rear and side elevations creating high levels of natural light.

Shower Room

This well presented three-piece shower suite comprises of WC, vanity unit with storage beneath and corner mounted shower enclosure with wall mounted electric shower and attachment over with modern cladded walls. Wood floor covering and wall mounted extractor fan.

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.



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