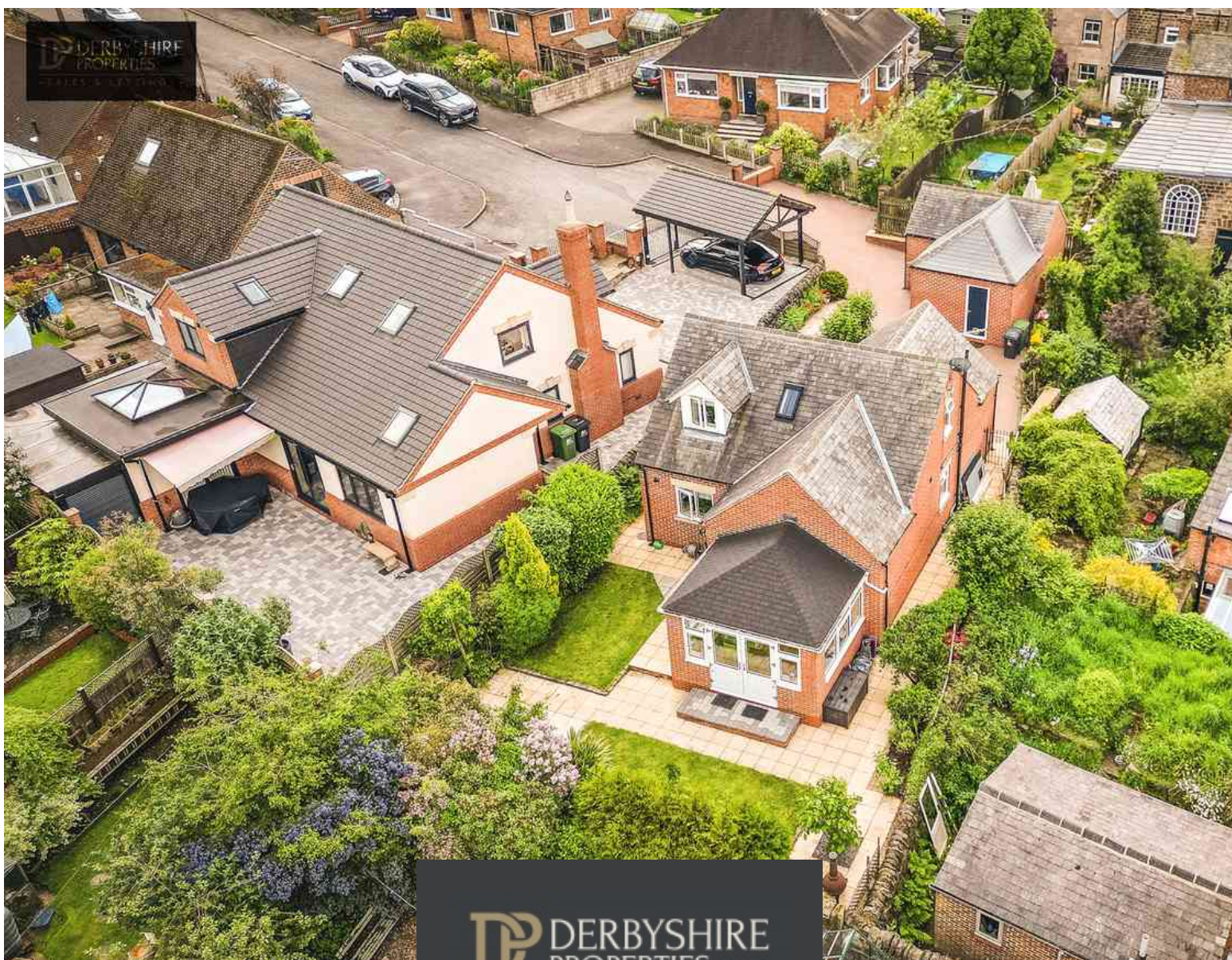


Charnwood Lodge Charnwood Avenue, Belper, Derbyshire.

DE56 1EA

£425,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for this superbly presented and spacious detached chalet style property. The property is located at the foot of a quiet cul-de-sac close to Belper town centre where a host of fantastic amenities can be found. We believe the property will appeal to those looking to downsize and also families. We expect interest levels to be high and an early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Detached Chalet Bungalow
- 3 Bedrooms, 2 Bathrooms
- Large Driveway & Detached Double Garage
- Landscaped Gardens
- Highly Regarded Location
- Well Presented Throughout
- Ideal Downsize Or Small Family Purchase
- Close To Belper Town Centre
- COUNCIL TAX BAND B
- View Absolutely Essential!



## 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 tower 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 positioned on a sizable plot offering privacy from neighbouring properties. It is approached from the street via double gates that lead onto a block paved driveway providing parking for numerous vehicles and giving access to a detached double garage with electric roller doors, light and power. The garage benefits from a pitched roof and has security lighting.

The driveway then leads to the front elevation and creates a small courtyard garden with attractive stonewall and hedged boundaries to neighbouring properties.

The low maintenance private garden comprises of a paved entertaining terrace that stretches to both side elevations via pathways, two areas of well cared for lawn, a range of flowerbeds, borders and shrubbery to neighbouring properties.





FLOORPLAN

