

352 Over Lane, Belper, Derbyshire. DE56 0HJ

Bids start at £230,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this detached dormer bungalow offered for sale with no upward chain. Occupying impressive plot with spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Front Porch, Entrance Hall, Lounge, Kitchen, Utility Room, Bathroom, Separate WC, Conservatory to the rear, two double Bedrooms and one single Bedroom/Study to the ground floor with further Loft Room to the first floor.

Externally, the property benefits from off street parking for several vehicles to the front and side elevation. The front lawn also houses the capacity to convert into further parking but is currently home to mature shrubbery. The rear enclosed garden is mainly laid to lawn whilst benefitting from patio which forms the ideal space to host or relax. The entire space is bordered by mature shrubbery allowing for privacy whilst timber fencing secures the space making it ideal for those with pets and young children.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

FEATURES

- Spacious And Versatile Accommodation
- Extended Detached Bungalow
- Walking Distance into Belper Town
- Ideal For Access to A38
- Driveway Parking for several vehicles
- Rear Enclosed garden
- Family Home With Impressive Plot
- Family Home with Potential
- Sold Via Modern Method of Auction



ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed obscured glass UPVC Porch with wall mounted radiator, carpeted stairs rising to first floor. Wood effect flooring runs throughout the Hallway whilst doorway open to;

Lounge

With double glazed windows to front and side elevation, wall mounted radiator and wood effect flooring.

Bedroom One

With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Full length fitted wardrobes provide valuable storage/hanging capacity.

Study/Additional Bedroom

With double glazed window to side elevation, wall mounted radiator and wood effect flooring.

Bedroom Two

With UPVC double glazed door opening to Conservatory, wall mounted radiator and wood effect flooring.

Conservatory

Impressive double glazed Conservatory with four wall mounted radiators, tiled flooring throughout and double glazed bi fold doors opening to rear enclosed garden.

Utility Room

With worktop space of its own and under counter plumbing/power for washing machine and dishwasher. Connecting the Kitchen and Conservatory.

WC

Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Dishwasher and stainless steel inset sink. Freestanding SMEG cooker with six ring hob and two separate cooking compartments sits beneath stainless steel extractor hood. Tiled flooring runs throughout whilst tiled splashback covers the workspace. Double glazed window to side elevation and wall mounted radiator complete the space.

Bathroom

A stylish three piece wet room including; Shower attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, double glazed Velux window to ceiling and ceiling fitted extractor fan complete the space.

Loft Room

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property benefits from off street parking for several vehicles to the front and side elevation. The front lawn also houses the capacity to convert into further parking but is currently home to mature shrubbery. The rear enclosed garden is mainly laid to lawn whilst benefitting from patio which forms the ideal space to host or relax. The entire space is bordered by mature shrubbery allowing for privacy whilst timber fencing secures the space making it ideal for those with pets and young children.

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

