



£210,000

Over Lane, Belper DE56 0HJ

Detached Bungalow | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Deceptively Spacious  
Detached Bungalow
- 1 Bedroom, 2 Receptions
- Elevated Position With  
Views Over Belper
- Conservatory
- Driveway
- Non-Estate Position
- Ideal Retirement Property
- Viewing Advised
- Amber Valley Council Tax  
Band B

## Property Description

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## Main Particulars

Derbyshire Properties are delighted to present this spacious one bedroom detached bungalow with beautiful views over Belper, to the rear aspect. The property would ideally suit a single person or couple looking to downsize and an early internal inspection should be undertaken to avoid disappointment. The property comprises of entrance porch/utility, inner hallway, kitchen/dining room, double bedroom, shower room, spacious living room, dining room, conservatory. To the outside is a driveway providing parking for approximately 3 to 4 vehicles and rear garden which is mainly laid to lawn offering a high degree of privacy and enjoys open countryside views

### Entrance Porch/Utility

1.75m x 0.82m (5' 9" x 2' 8") UPVC porch with tiled floor, wall mounted electric heater, space and plumbing for automatic washing machine, space for dryer and useful storage cupboard with worksurface over. Internal door leads into inner hallway.

### Inner Hallway

With decorative coving and ceiling rose to ceiling, internal doors accessing the kitchen/diner, bedroom, shower room with stairs down into the living room.

### Kitchen/Breakfast Room

3.64m x 3.08m (11' 11" x 10' 1") Mainly comprising of a range of wall and base mounted matching units with roll-top worksurfaces incorporating an electric ceramic hob, 'Neff' electric fan assisted oven, space for both fridge and freezer, stainless steel sink drainer unit with mixer taps, decorative coving to ceiling, double glazed window to the front elevation, wall mounted electrical storage heater and part tiling to walls.

### Bedroom

3.42m x 3.72m (11' 3" x 12' 2") With double glazed window to the side elevation, wall mounted electrical panel heater, decorative coving to ceiling and a built-in double wardrobe with sliding mirrored frontage doors.

### Shower Room

2.39m x 1.74m (7' 10" x 5' 9") Modern four-piece suite comprises of vanity unit with sunken sink with attached encased WC. Large corner mounted shower enclosure with wall mounted electric shower attachment over, bidet, decorative coving to ceiling, Full tiling to walls floor covering, wall electrical panel heater and useful linen storage cupboard.

### Living Room

4.02m x 3.60m (13' 2" x 11' 10") Located to the rear of the property is the spacious living room with wall mounted electrical storage heater and decorative coving to ceiling. The feature focal point of the room is a wall mounted electric fire with raised hearth. Internal doors gives access into the conservatory and dining room.



#### Dining Room/Rear Hallway

2.05m x 1.99m (6' 9" x 6' 6") With decorative coving to ceiling and door opening leading to the rear porch with direct access onto the garden.

#### Conservatory

2.72m x 2.56m (8' 11" x 8' 5") Constructed from a brick base and UPVC units with pitched roof, ceramic tiled floor covering, wall mounted electrical heater and beautiful views over the garden and surrounding countryside.

#### Outside

The property is approached via a tarmac driveway providing off road parking with timber fenced boundaries. There was previously a single garage (which has now been demolished) but there is space should a buyer want to build one.

A side timber gate gives access to the rear garden which is mainly laid to lawn with fenced and conifer boundaries, stocked borders and patio seating area, all enjoying views of the surrounding countryside.

#### Disclaimer

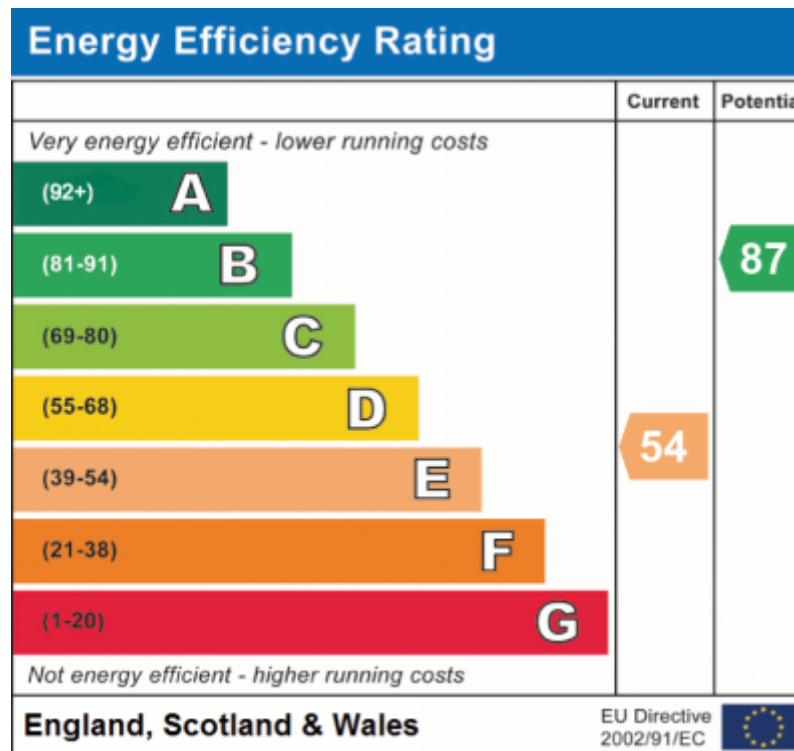
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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