



£260,000

Wheeldon Avenue, Belper DE56 1GX

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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Key Features

- Guide Price £260,000 - £280,000
- 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!

Property Description

**** Guide Price £260,000 - £280,000 **** A unique opportunity to acquire this superbly built, high specification detached chalet bungalow located upon a low maintenance plot and offering well proportioned living accommodation throughout.

Main Particulars

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.

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.

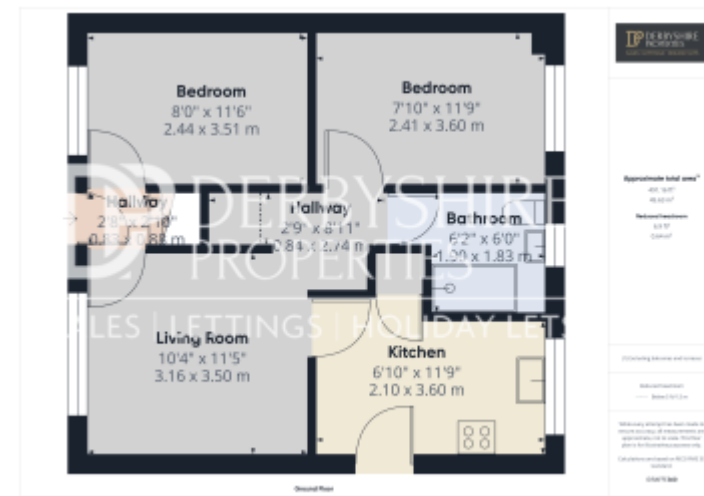
Outside

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.

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.






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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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