



£310,000

Tumbling Hill, Belper DE56 2BX

Detached Bungalow | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Stone Bungalow
- 2 Bedrooms & 2 Bathrooms
- Conservatory
- Landscaped Front And Rear Garden
- Elevated Views Over Heage
- Ideal Downsize
- Quiet Cul De Sac Position
- COUNCIL TAX BAND C

Property Description

Offered with no chain is this superb two double bedroom detached bungalow located on a quiet cul-de-sac location in the popular Village of Heage.

Main Particulars

Derbyshire properties are delighted to introduce for sale this modern Stone built two double bedroom detached bungalow positioned in a quiet cul-de-sac.

The property offers a flat plot with landscaped gardens, driveway and garage. Internally the property comprises of :- entrance hall, kitchen, bathroom, spacious lounge/diner, conservatory, two double bedrooms with master bedroom having en-suite and attached integral garage. The property is well presented throughout and a superb landscaped garden to the front and rear elevations provide privacy and low maintenance. We recommend the property would ideally suit those looking to downsize and retire and an internal inspection should be undertaken to avoid disappointment of this rare property type hitting the market.

Entrance Hall

entered via composite door with adjoining obscured floor to ceiling window from the front elevation. Tiled floor covering, wall mounted radiator, decorative coving to ceiling and ceiling mounted loft access point.

Kitchen

Comprising of a range of wall and base mounted matching units incorporating a single sink drainer unit. Induction hob with extractor canopy over, undercounter space and plumbing for washing machine, space fridge/freezer, integrated electric oven, part wall tiling, under cupboard lighting, tiled floor covering and double glazed window to the front elevation.

Bathroom

Comprising of a three-piece white suite to include an encased WC with attached vanity unit, countertop and wall mounted storage cupboards. Panelled bath with shower attachment and complementary shower screen. Part wall tiling, wall mounted radiator, tiled floor covering, double glazed obscured window, decorative coving to ceiling and wall mounted electrical shaver point

Spacious Lounge/Diner

Double glazed window to the rear elevation, internal French doors provide access to the rear conservatory, TV point, wall mounted radiators, decorative coving and lighting. The feature focal point of the room is a wall mounted gas living flame effect fire with decorative surround and raised tiled hearth.

Conservatory

Constructed from a modern stone base with UPVC units and pitched roof. Double glazed French doors to the rear elevation and single door to the side elevation, tiled floor covering, light and power.

Bedroom 1

With double glazed window to the rear elevation, wall mounted radiator, wood floor covering and range of fitted wardrobes provide useful storage and hanging space. Internal door leads to.

En-Suite

Located to the rear of the garage is this useful second bathroom that comprises of a WC, vanity unit and shower enclosure with wall mounted electric shower and attachment over. Tiled floor covering, wall mounted electrical shaver point, wall mounted chrome heated towel rail and double glazed window to the rear elevation.

Bedroom 2

Double glazed window to the front elevation, wall mounted radiator and decorative coving.

Outside

To the front elevation is an area of lawn with paved pathway and block paved driveway providing parking for two vehicles. Stocked flowerbeds and timber fence boundaries to neighbouring properties.

The delightful rear garden has been landscaped to a high standard and has a paved patio area accessed from the side elevation or rear conservatory. A shaped lawn with stocked flower beds and borders surrounded by timber fence boundaries and superb elevated views over Heage.

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.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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- 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 | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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