



£300,000

Fritchley Lane, BELPER DE56 2FN

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Detached Bungalow
- 2 Bedrooms
- Large Extended Living/Dining Room
- Modern Bathroom
- Driveway & Garage
- Sought After Village Location
- Located Close To A Bus Route
- Amenities Close By In Crich
- Viewing Absolutely Essential
- Modern Garden Room/studio
- Countryside View to the Front
- Low maintenance garden

Property Description

Located in the highly regarded village of Fritchley, this superb extended two double bedrooms detached bungalow enjoys beautiful countryside views to to the front and offers spacious, well-presented accommodation throughout.

Main Particulars

Derbyshire Properties are delighted to present this impressive and thoughtfully extended bungalow, which has been modernised by the current owners to create a stylish and versatile home. A standout feature is the generous rear extension, providing a spacious lounge/dining area overlooking the landscaped garden. The property is ideally suited to those looking to downsize or retire in a peaceful village setting, whilst still benefiting from excellent amenities nearby. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

The property is entered via a double glazed door with obscured side panel into a welcoming, light-filled entrance hall featuring solid wood flooring, a radiator, loft access, and doors leading to all rooms.

Bedroom 1

A well-proportioned double bedroom with a double glazed window to the front elevation, radiator, and space for wardrobes.

Bedroom 2

This versatile second bedroom benefits from double glazed windows to the front and side elevations, laminate flooring, and ample space for bedroom furniture.

Bathroom

Appointed with a modern three-piece white suite comprising WC, pedestal wash hand basin, and panelled bath with mains-fed shower over and glass screen. Complemented by part tiling, a chrome heated towel rail, extractor fan, solid wood flooring, and an obscured double glazed window.

Kitchen/Diner

Fitted with a range of modern wall and base units with complementary work surfaces, incorporating a stainless steel 1 1/2 sink with mixer tap and tiled splashback. Integrated appliances include a double Neff oven, with space and plumbing for a washing machine and dishwasher, as well as space for a fridge/freezer. Additional features include a gas hob with extractor canopy, tiled flooring, a double glazed window and door to the rear, and a useful fitted storage cupboard.

Extended Lounge/Diner

A superb addition to the property, this spacious and versatile living area is positioned to the rear, featuring solid flooring, radiators, and both French doors and patio doors opening onto the beautifully landscaped garden—perfect for both relaxing and entertaining.

Outside

The property sits centrally within a well-maintained plot. To the front, a large tarmac driveway provides off-road parking for three to four vehicles and leads to a detached brick-built garage with power and lighting. The front garden is mainly laid to lawn with hedgerow boundaries and planted borders.

The rear garden has been thoughtfully landscaped for low maintenance and features gravelled patio areas, raised planted beds, pathways, and a combination of hedgerow and timber fence boundaries.

A particular highlight is the impressive cedar-clad garden room , complete with light, power, and heating—ideal for use as a home office, gym, or hobby space.

Additional features include outside lighting, a water tap, and delightful countryside views to front.

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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERING =

www.derbyshireproperties.com