



£325,000

Fell Side, Belper DE56 1GL

Detached Bungalow | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Three Bedroom Extended Detached Bungalow
- Three Good Size Bedrooms & Family Bathroom
- Driveway & Garage
- Modern Kitchen Diner
- Walking Distance into Belper Town
- Elevated Views Across Belper
- Extended
- UPVC Double Glazing and Combi Boiler
- Landscaped Garden

## Property Description

A beautifully presented and extended three bedroom bungalow, tucked away in a quiet cul-de-sac position and enjoying stunning far-reaching views across Belper and the surrounding countryside. Offering generous off-road parking, a garage and landscaped gardens, this superb home must be viewed to be fully appreciated.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this well-appointed accommodation comprising of a welcoming entrance hallway, a spacious lounge featuring a multi-fuel stove set within a recessed fireplace, and an impressive dining kitchen fitted with stylish navy shaker-style units and a breakfast bar. There are three well-proportioned bedrooms and a modern family bathroom.

The property benefits from UPVC double glazing throughout and gas central heating via a combi boiler.

Externally, a generous driveway to the front provides ample off-road parking and leads to a single garage. A secure gate opens onto a sunny flagstone courtyard, enjoying a southerly aspect, with steps rising to an elevated lawned garden — the perfect spot to relax and take in the superb open views. The garden also features a mature rockery, pond, outside lighting and power point.

### Entrance Hallway

Attractive wood grain flooring and inset spot lighting, the welcoming entrance hallway features a UPVC double glazed window to the side elevation and matching French doors opening onto the courtyard. There is a range of coat hangings and an oak barn-style sliding door providing access into the lounge.

### Lounge

A well-proportioned and inviting reception room enjoying open views to the front via a generous UPVC double glazed picture window. Features include coving to the ceiling, radiator, TV aerial and telephone points, and a recessed fireplace with wooden mantel shelf and granite hearth housing a multi-fuel cast iron stove. Tri-fold glazed doors open through to the kitchen, creating a wonderful flow for modern living.

### Kitchen

Beautifully appointed with a comprehensive range of navy blue wood grain effect shaker-style base units, drawers and eye-level cupboards, complemented by open shelving and a plate rack. Quartz white work surfaces incorporate a stainless steel inset sink with mixer tap and tiled splashbacks, extending to a breakfast bar with solid wood block worktop. Integrated appliances include a Neff electric oven, induction hob and extractor hood, with plumbing for a washing machine and space for a fridge freezer and tumble dryer. The room benefits from wood grain Karndean flooring, inset spot lighting, a vertical radiator and a designated dining area with pendant lighting. A half-glazed UPVC entrance door provides side access.

### Inner Lobby

With a useful built-in storage cupboard.

### Bedroom One

A comfortable double bedroom with radiator, UPVC double glazed window to the rear elevation and a range of built-in wardrobes providing ample hanging and shelving space.

#### Bedroom Two

Having both a skylight window and a UPVC double glazed window to the rear, allowing excellent natural light. There is access to the roof void for additional storage, an oak internal door and radiator.

#### Bedroom Three

Featuring a built-in wardrobe with sliding doors providing hanging and shelving facilities, radiator and UPVC double glazed window to the rear.

#### Bathroom

Appointed with a modern white three-piece suite comprising a panelled bath with mixer shower taps, vanity wash hand basin and close-coupled low flush WC. There is a heated towel radiator, inset spot lighting, complementary full wall tiling and ceramic tiled flooring, along with a UPVC double glazed window to the side elevation.

#### Outside

Externally, a generous driveway to the front provides ample off-road parking and leads to a single garage. A secure gate opens onto a sunny flagstone courtyard, enjoying a southerly aspect, with steps rising to an elevated lawned garden — the perfect spot to relax and take in the superb open views. The garden also features a mature rockery, pond, outside lighting and power point.

#### Location

Conveniently located within walking distance of Belper town centre, the property is ideally placed for access to excellent local amenities including a railway station, independent shops, popular bars, restaurants and leisure facilities. Belper is renowned for its historic mills and character charm, with excellent road connections via the A38, A6 and M1, providing easy access to Derby, Nottingham and the gateway to the stunning Peak District.

#### Disclaimer

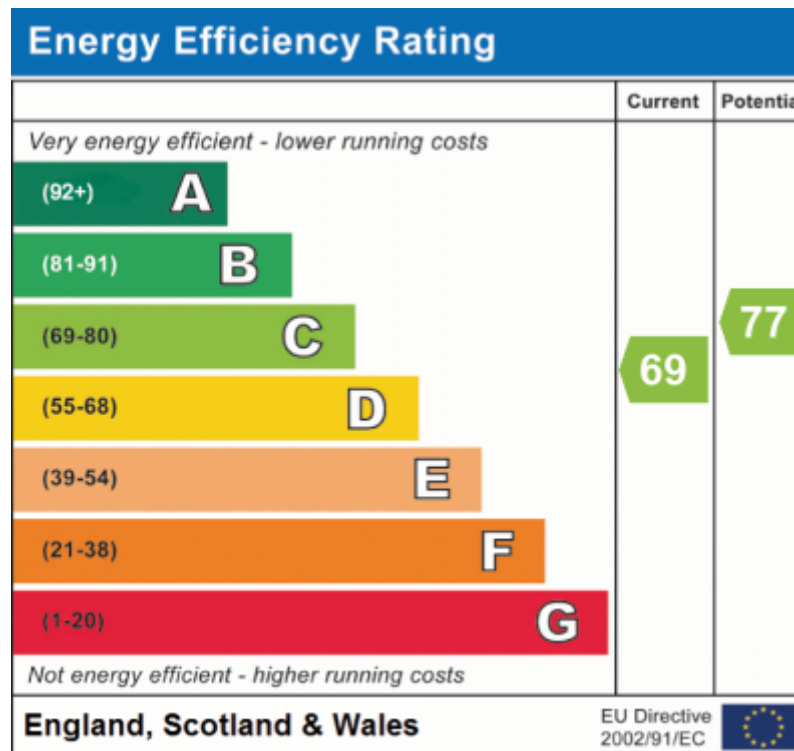
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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