



£325,000

Hillside Rise, Belper DE56 1NH

Bungalow | 3 Bedrooms | 2 Bathrooms



Step Inside

Key Features

- Detached Bungalow & Attached Annex
- 3 Bedrooms & 2 Bathrooms
- Landscaped Gardens
- COUNCIL TAX BAND C
- Elevated Position With Beautiful Views
- Close To Belper Town Centre
- Annex Studio Self Contained Living Area
- Off Street Parking
- Viewing Advised

Property Description

A unique opportunity to acquire this well presented and extended detached bungalow benefiting from an elevated location providing stunning countryside views and close to the town centre of Belper.

Main Particulars

Derbyshire Properties are pleased to offer for sale this much improved and extended detached bungalow benefiting from an elevated position that provides stunning countryside views. Internally the property briefly comprises of :- entrance hallway, lounge/dining room, bedroom, bathroom, kitchen, rear hall/utility with door leading to an attached annex. The annex comprises of a fully equipped kitchen and studio apartment with sleeping/living space and en-suite shower facility. To the first floor is an open plan master bedroom suite with en-suite facility. Externally the property offers beautifully landscaped gardens with off street parking, side entertaining terrace and rear garden.

Side Entrance Hall

5.05m x 1.17m (16' 7" x 3' 10") Entered via a UPVC door from the side elevation, wood floor covering, wall mounted radiator and decorative coving to ceiling.

Bedroom/Garden Room

2.71m x 2.40m (8' 11" x 7' 10") With double glazed French doors to side elevation opening out onto a side entertaining terrace, wall mounted radiator and wood floor covering.

Bathroom

1.92m x 2.27m (6' 4" x 7' 5") Comprising of a three piece suite to include an encased WC, vanity unit and feature oval bath with wall mounted shower and taps over. Tiled floor covering, wall mounted heated towel rail, decorative coving and double glazed obscured window.

Lounge/Dining Room

With double glazed window and French doors to front elevation, wood floor covering, coving to ceiling, staircase to 1st floor landing and TV point. The feature focal point of the room is a fireplace with raised hearth.

Kitchen

2.96m x 3.71m (9' 9" x 12' 2") Mainly comprising of a range of 'shaker' wall and base mounted matching units with roll-top work surfaces incorporating a single sink drainer unit with mixer taps feature hot water tap. Space for gas range with extractor hood, coving to ceiling, wall mounted modern vertical radiator, tiled floor covering, space for fridge/freezer, under cupboard lighting under double glazed window and stable door to the rear elevation, internal door leads to:-

Utility/Rear Hall

With wall mounted countertop with space beneath, a range of storage cupboards, spotlighting, space for fridge and UPVC door leading to :-

Attached Annex

Kitchen

2.13m x 2.86m (7' 0" x 9' 5") Mainly comprising of range of wall and base mounted units with modern flat edged worksurface incorporating a single sink drainer with mixer taps and granite splashback areas. Induction hob with extractor hood over, space for fridge/freezer, wall mounted radiator, tiled floor covering, external door leading out onto rear garden and internal doors leading to a shower room and Living/bedroom space.

Shower Room

1.65m x 1.77m (5' 5" x 5' 10") Comprising of a three-piece suite to include WC, pedestal wash hand basin with tiled splashback and corner shower enclosure with wall mounted electric shower and attachment over with sliding doors. Tiled floor covering, double glazed obscured window and wall mounted modern vertical radiator.

Living & Bedroom Space

3.22m x 5.86m (10' 7" x 19' 3") With double glazed 'French' doors to the front elevation allowing access onto the beautifully landscaped front garden, TV point, wall mounted radiator.

First Floor

Master Suite

5.87m x 3.32m (19' 3" x 10' 11") Open plan landing - accessed via the lounge/dining area is this open landing with double glazed obscured window and a range of fitted wardrobes providing ample storage and hanging space. Wood floor covering, additional window to the rear elevation and door opening into the:-

Master bedroom- with wall mounted modern vertical radiator, wood floor covering, double glazed window to the front elevation, storage located in the eaves, additional double glazed obscured window and TV point.

En-Suite

1.47m x 1.28m (4' 10" x 4' 2") With low level WC, and pedestal wash hand basin with tiled splashback.

Outside

To front elevation is a gravelled parking area that provides parking for two vehicles with sleeper edging and privacy trellising. Mature planting, stocked flowerbeds and borders and gated entry to the side garden.

The spacious side garden is used as an entertaining terrace with mature planting to neighbouring properties, stocked flowerbeds and borders and timber garden decking terrace. Steps lead to a raised rear garden that is mainly laid to lawn with attractive stonewall boundaries, further trellising, fruit trees and garden shed.

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 © 2024 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		83
(69-80) C		
(55-68) D	54	
(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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