Home 2 Sell

Quality Service For Less



12 Nottingham Road

Belper, DE56 1JG

Open To Offers £240,000

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Home2sell are delighted to offer for sale this deceptively spacious two bedroom semi detached bungalow situated within a popular and convenient location within easy walking distance to Belper town centre and all its amenities. The property enjoys a slightly elevated position and offers well presented accommodation with the benefits of PVCu double glazing and gas central heating. The accommodation comprises in brief of entrance porch, generous lounge with feature fireplace, modern dining kitchen, inner hall, two well proportioned bedrooms and a family bathroom having a three piece suite. To the outside there is a tarmacadam driveway providing ample off road parking leading to an integral garage. With steps to a small patio terrace granting access to the front door. Side covered passage way. To the rear a low maintenance tiered garden with artificial lawn and borders. The elevated aspect enjoys roof top views which can only be truly appreciated when viewed.





Entrance Porch
The property is entered via a PVCu door having glazed insert, PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Lounge
16'11" x reducing 8'11" x 15'10" reducing 11'5"
(5.18m x reducing 2.73m x 4.84m reducing 3.48m)
Having a PVCu double glazed window to the front elevation, two central heating radiators, two ceiling lights, electric fire and television point.

Dining Kitchen
11'4" x 10'2" (3.46m x 3.12m)
Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, integrated electric fan assisted oven with gas four ring hob and extractor over. Complimentary splash back tiling, ceramic tiled flooring, PVCu door to the side access and a PVCu double glazed window to the front elevation. Space and plumbing for an automatic washing machine, integrated fridge, ceiling light and central heating radiator.

Inner Hall
Having cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system. Access to the loft void and ceiling light.

Bedroom One
10'3" x 8'11" (3.13m x 2.74m)
Having a PVCu double glazed window to the rear elevation, fitted wardrobes and matching cupboards, central heating radiator and ceiling light.

Bedroom Two
9'10" x 8'9" (3.02m x 2.68m)
Having sliding doors to conservatory, mirror fronted fitted wardrobe, central heating radiator and ceiling light.

Conservatory
26'2" x 6'1" (7.99m x 1.87m)
Having a PVCu door with opaque glazed insert, PVCu opaque window, two central heating radiators, polycarbonate roof system and wall lighting.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and electric shower over. Central heating radiator, complimentary wall tiling, ceiling light and PVCu double glazed opaque window.

Outside
There is a tarmacadam driveway providing ample off road parking leading to an integral garage. With steps to a small patio terrace granting access to the front door. Side covered passage way. To the rear steps to a low maintenance tiered garden with artificial lawn and borders. Timber garden shed. The elevated aspect enjoys roof top views which can only be truly appreciated when viewed.

Garage
Having up and over door.

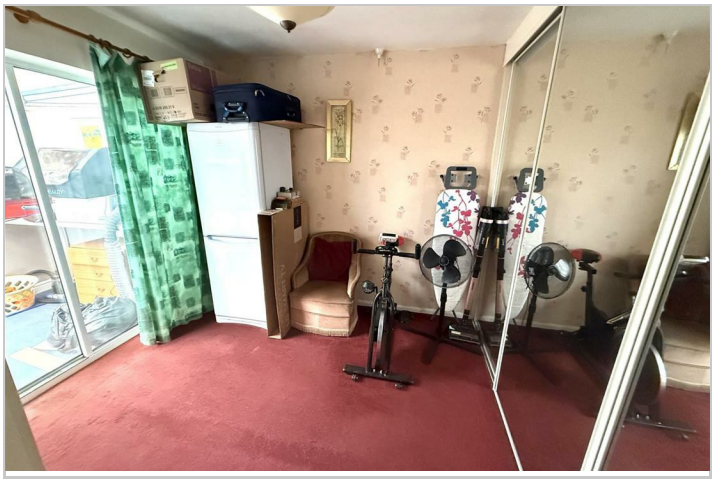
Area
Belper is a thriving market town and this property is only situated with in short walking distance of its comprehensive range of amenities and leisure facilities. For those enjoying leisure pursuits, Chevin

Golf Course located in Duffield is highly regarded and some delightful walks can be found in the neighbouring hills. The property also lies within close proximity of Carsington Water and the famous market town of Ashbourne, known as the gateway to the Peak District.

Directional Note

From our Belper Home2sell office, proceed past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then right at the next mini-roundabout onto Nottingham Road, and the property will be found on the right hand side clearly identified by our distinctive Home2sell for sale board.

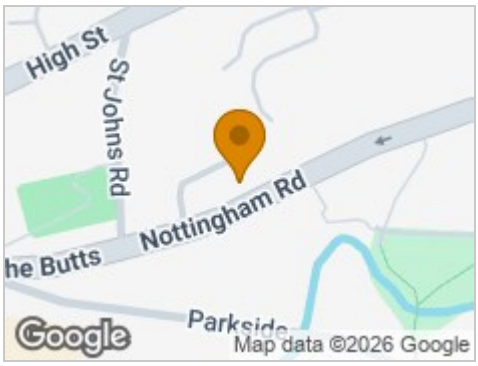








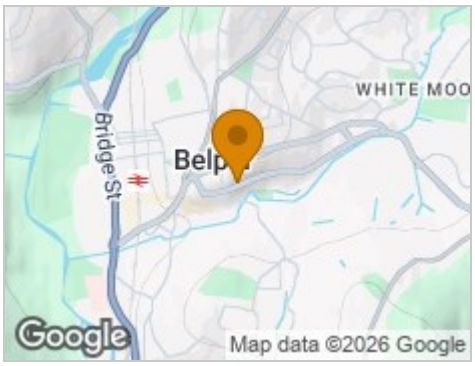
Road Map



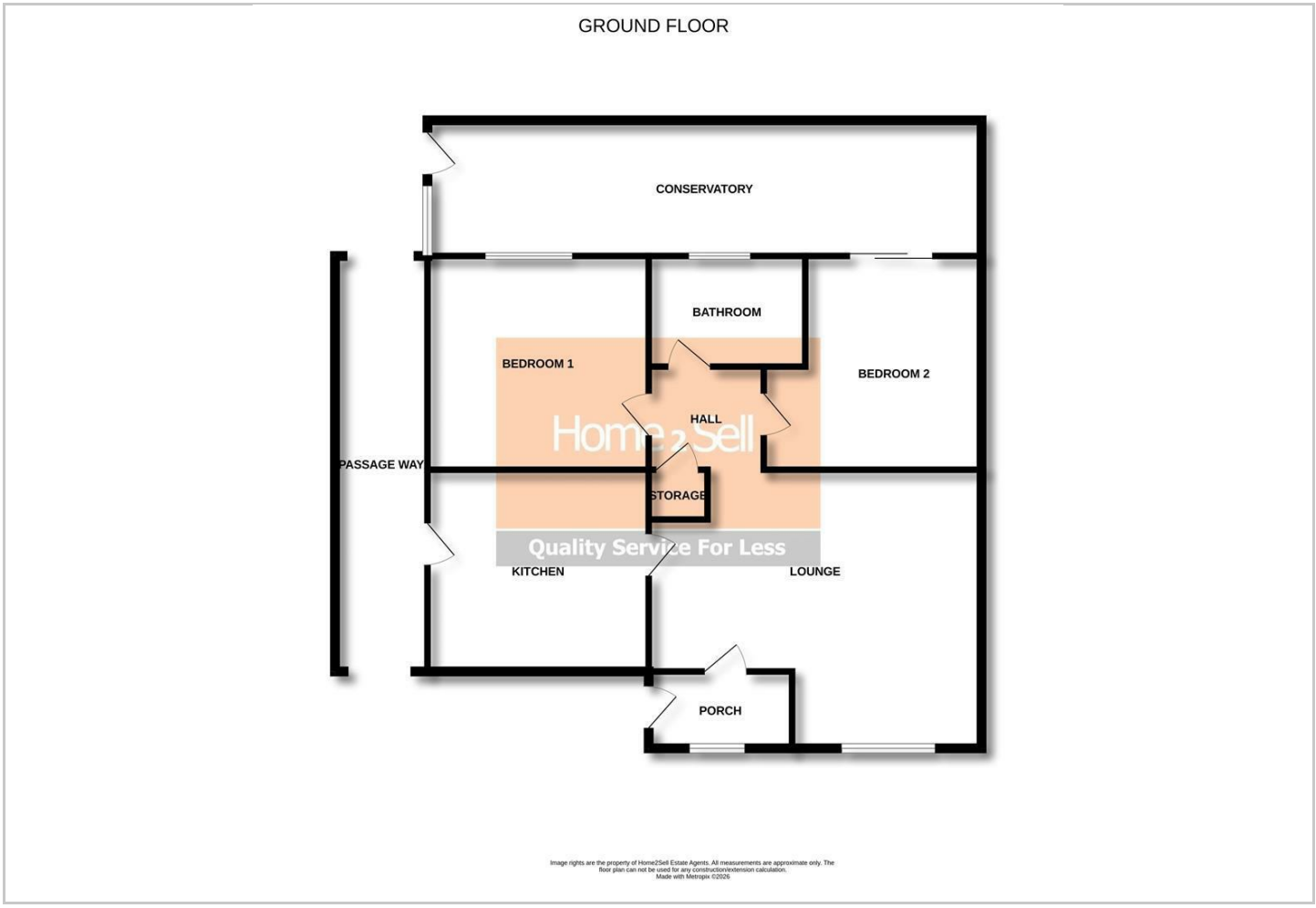
Hybrid Map



Terrain Map



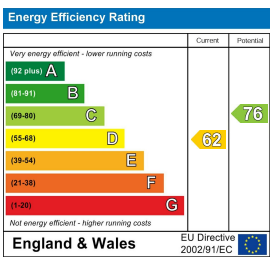
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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