2 Bed Bungalow - Detached

39 Cherry Tree Avenue, Belper DE56 1FR
Offers Around £350,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Impressive Detached Bungalow
- Far-Reaching Views
- Living Kitchen/Dining Room & Conservatory
- Two Double Bedrooms
- Fitted En-Suite Bathroom & Fitted Shower Room
- Landscaped Sunny Gardens
- Driveway & Garage/Workshop
- Potential to Extend (Subject to Planning Permission)
- Easy Access to Belper Town & Regular Bus Services
- No Chain Involved

Beautiful two bedroom, two bathroom detached bungalow with landscaped sunny gardens with easy access to Belper Town. Regular bus service close by.

The bungalow enjoys a pleasant cul-de-sac location with far-reaching views in the distance and also offers potential to be extended if required (subject to planning permission).

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Entrance Porch

4'3" x 3'0" (1.32 x 0.92)

With double glazed windows with leaded finish and double glazed entrance door.

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Living Kitchen/Dining Room/Snug

20'5" x 10'1" (6.24 x 3.08)

Dining/Snug Area

With radiator, double glazed sliding patio doors opening into conservatory and open space leading into kitchen area.

Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in five ring stainless steel gas hob with stainless steel extractor hood over, built-in stainless steel double electric fan assisted oven, integrated fridge, integrated dishwasher, spotlights to ceiling, radiator, double glazed bow window with leaded finish, far-reaching views and open space leading into dining/snug area.

Conservatory

15'7" x 5'9" (4.76 x 1.76)

With double glazed windows, double glazed door opening onto private garden and far-reaching views.

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Inner Lobby

6'2" x 2'10" (1.90 x 0.88)

With radiator, spotlights to ceiling and access to roof space.

Utility

6'9" x 3'8" (2.06 x 1.14)

With wall and base fitted cupboards with matching worktops, tiled splash-backs, tiled flooring, radiator, plumbing for automatic washing machine, spotlights to ceiling and internal door with chrome fittings.

Double Bedroom One

12'4" x 9'8" (3.77 x 2.96)

With radiator, double glazed bow window with leaded finish and internal door with chrome fittings.

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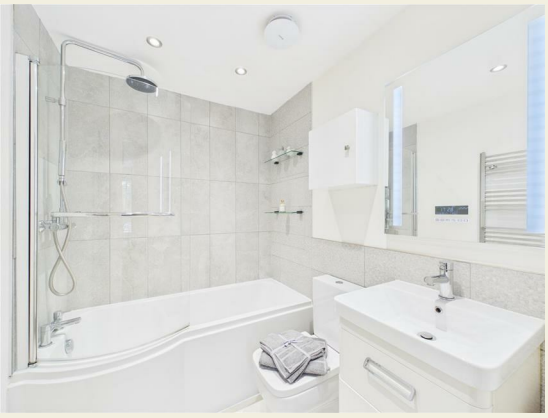
En-Suite Bathroom

6'7" x 5'5" (2.03 x 1.66)

With bath with chrome shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, wall mounted illuminated audio mirror, spotlights to ceiling, extractor fan and internal door with chrome fittings.



Double Bedroom Two

10'4" x 8'7" (3.16 x 2.64)

With radiator, double glazed bow window with leaded finish and internal door with chrome fittings.

Shower Room

7'1" x 5'10" (2.17 x 1.79)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, wall mounted illuminated mirror, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, double glazed bow window with leaded finish and internal door with chrome fittings.

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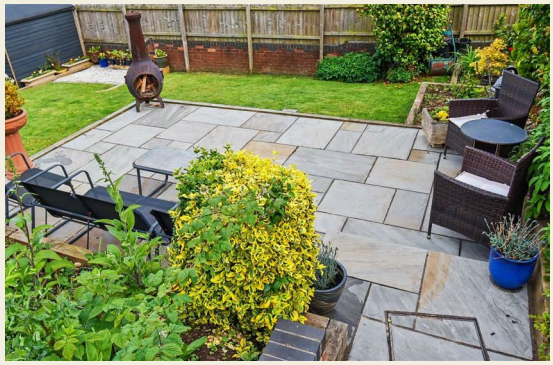
Gardens

Being of a major asset and sale to this particular property is its landscaped gardens enjoying fine far-reaching views in the distance. The gardens have been well laid out with shaped lawns, Indian stone patios and pathways providing a pleasant sitting out and entertaining space, a varied selection of shrubs, plants and fully enclosed with side access gate. Timber shed. Greenhouse.



Driveway

A driveway provides car standing spaces for two cars.

Garage/Workshop

17'7" x 8'7" & 5'9" x 5'5" (5.37 x 2.64 & 1.76 x 1.67)

With power and lighting.

Council Tax Band - C

Amber Valley

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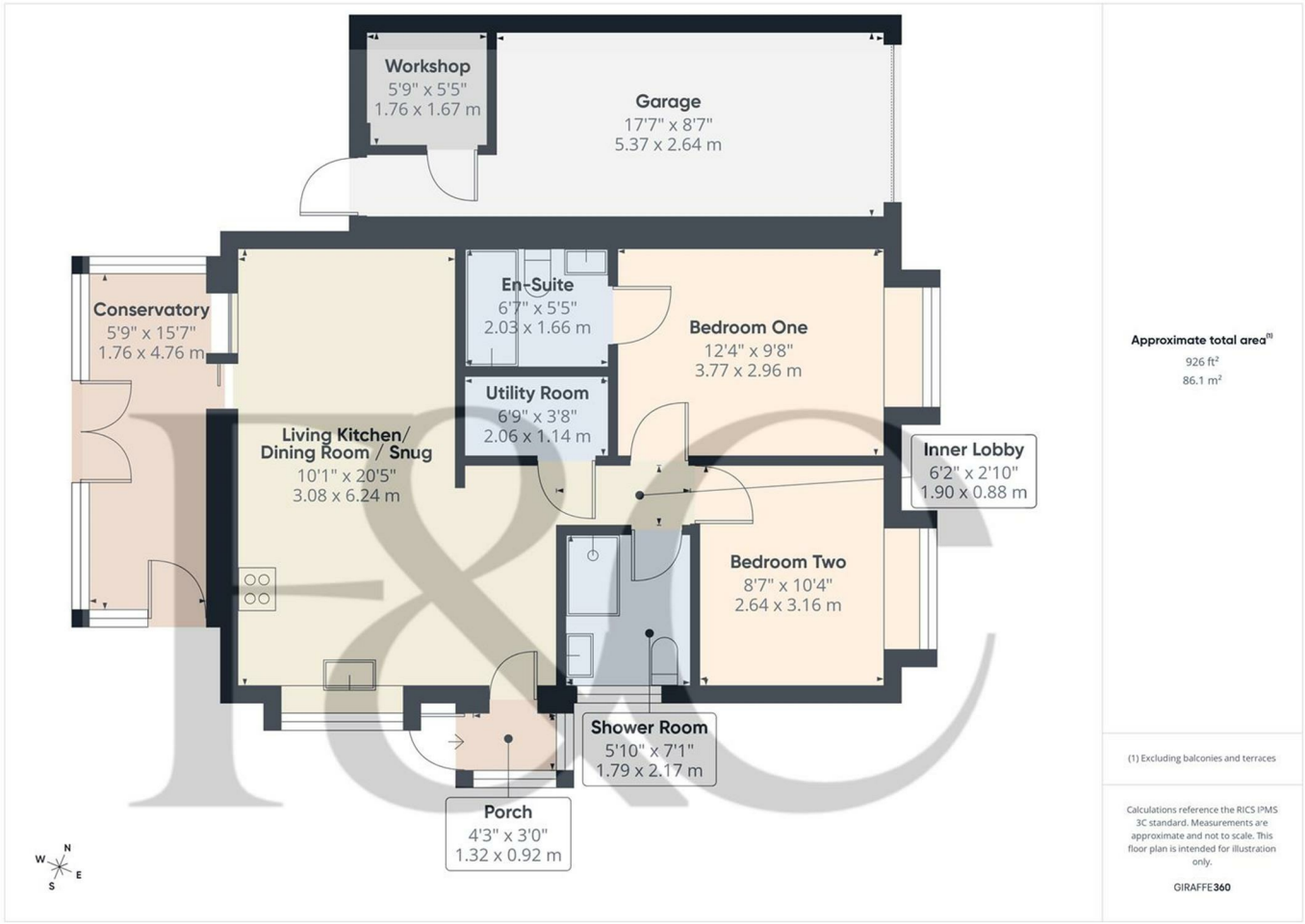
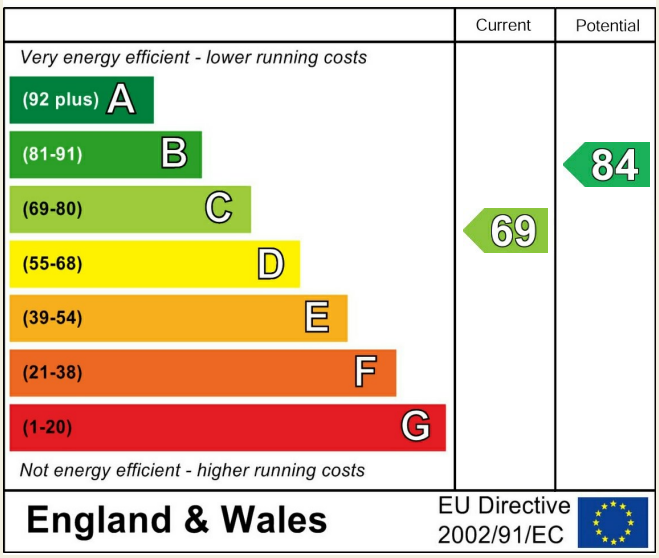
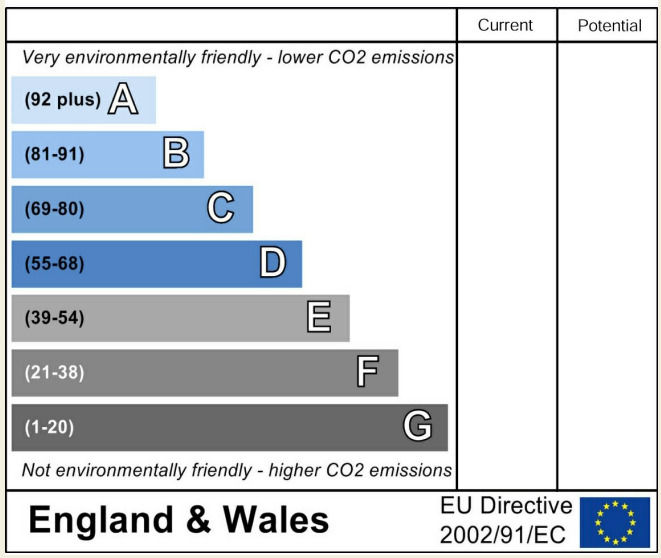


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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