Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



21 Bessalone Drive, Belper, DE56 1ES

£300,000

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Offered with vacant possession/ no chain. A well presented three bedroomed detached family home situated in a quiet cul de sac location close to Belper and its excellent local amenities. Driveway, garage and sunny rear garden. Viewing is recommended.







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The welcoming accommodation comprises an entrance hallway, fitted kitchen with a pantry, dining room, lounge, three good sized bedrooms, shower room and a separate WC.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a Baxi combi boiler.

To the front of the property is a fore garden with a paved patio and driveway providing off road parking and leading to the integrated garage. The rear enclosed garden is tiered with a lawn and a sheltered seating area, perfect for alfresco dining.

ACCOMMODATION
A half glazed UPVC entrance door allows access

ENTRANCE HALLWAY
There is a window to the front, radiator, telephone point, useful under stairs cupboard and stairs climb to the first floor.

FITTED KITCHEN
10'10 x 8'7 (3.30m x 2.62m)
Fitted with a range of base cupboards, drawers and eye level units with marble effect work surface over incorporating a one and a half bowl stainless steel sink drainer with a mixer tap and splash back tiling. There is an electric cooker, fridge, freezer and washing machine, radiator, vinyl flooring, extractor fan and a built-in pantry with shelving.

DINING ROOM
12'1 x 11'2 (3.68m x 3.40m)
There is coving to the ceiling, UPVC double glazed window to the rear, TV aerial point and a wall mounted gas heater.

LOUNGE
11'8 x 11'6 (3.56m x 3.51m)
Having coving, radiator, mahogany fire surround housing an electric fire and patio doors opening onto the garden.

TO THE FIRST FLOOR

LANDING
There is a UPVC double glazed window to the front elevation enjoying views over Belper, radiator and there is access to the part boarded roof void.

BEDROOM ONE
14'8 x 10'3 (4.47m x 3.12m)
Having a range of built-in wardrobes providing hanging and shelving and an in-built dressing table, radiator and a UPVC double glazed window to the rear elevation.

BEDROOM TWO
13'5 x 8' (4.09m x 2.44m)
There is a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE
10'11 x 8'3 + wardrobe recess (3.33m x 2.51m + wardrobe recess)
An in-built wardrobe provides hanging and

shelving, radiator and a UPVC double glazed window to the front elevation.

SHOWER ROOM
Fitted with a walk-in shower enclosure and pedestal wash hand basin, non slip flooring, complementary tiling, radiator and a built-in cupboard provides linen storage and a UPVC double glazed window to the side elevation.

SEPARATE WC
There is a low flush WC, complementary full tiling, radiator and a UPVC double glazed window to the side elevation.

OUTSIDE
To the front of the property is a rockery garden with a tarmac driveway providing off road parking and leading to an integral garage. Steps climb to a paved patio area with access to the front door and a path leads to the side of the property.

GARAGE
16'4 x 7'11 (4.98m x 2.41m)
Having an up and over door, light, power, wall mounted Baxi combi boiler, serves the domestic hot water and central heating system.

GARDEN
A path to the side leads to the enclosed rear garden, with a paved seating area and gazebo, perfect for alfresco dining. Steps climb to the lawned area with mature trees, shrubs and flowering plants and a wooden garden shed.









Road Map



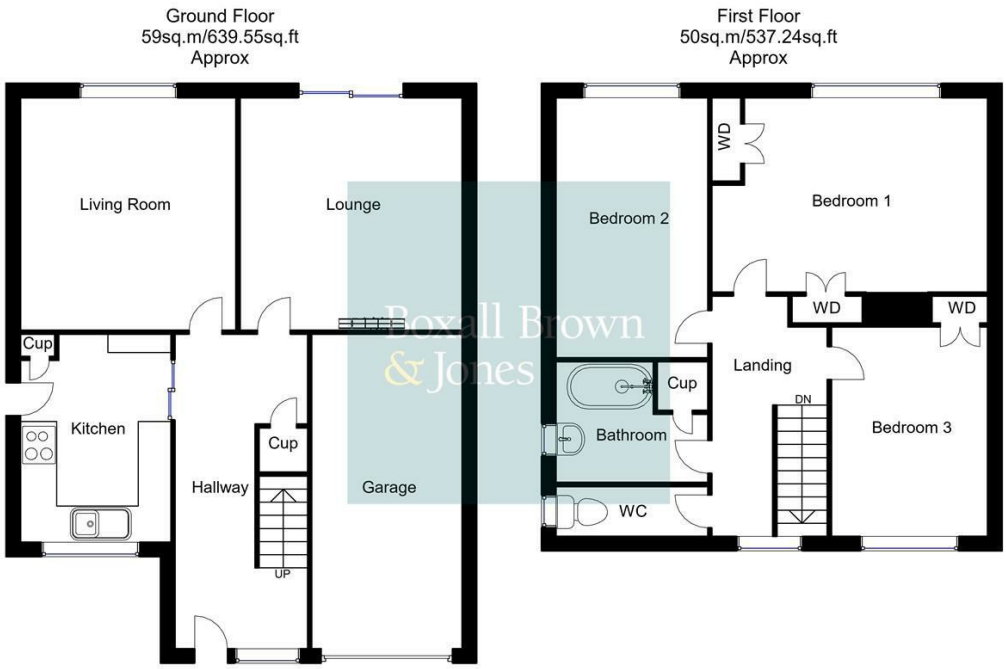
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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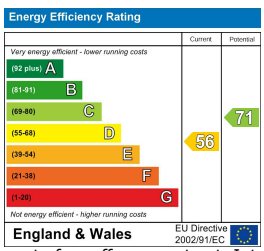
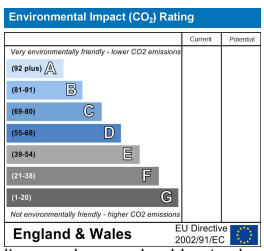
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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