



## 24 Charnwood Avenue, Belper, Derbyshire, DE56 1EA

**£325,000**



Offered with vacant possession/ no chain. A well proportioned detached bungalow offering beautifully presented two double bedroom accommodation. Situated conveniently close to Belper town centre and enjoying views. Having a driveway, garage and well stocked gardens. Viewing is strongly recommended.



# 24 Charnwood Avenue, Belper, Derbyshire, DE56 1EA

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The welcoming accommodation comprises of a central entrance hallway, generous lounge, dining room, fitted kitchen, two double bedrooms and a shower room.

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 driveway to the side, providing off road parking and leading to the garage. The rear garden is laid to lawn with mature trees, shrubs and flowering plants.

Conveniently close to Belper town centre with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm. Having easy access to Derby and Nottingham, via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A glazed entrance door allows access.

## ENTRANCE HALLWAY

There is a radiator, access to the roof void and doors open into :

## DINING ROOM

14' x 11'9 (4.27m x 3.58m )

A well proportioned room with a radiator, UPVC double glazed window to the side and

an oak effect Adams style fire surround with marble hearth and insert housing a living flame gas fire. Glazed doors open into :

## LOUNGE

15'11 x 11'9 (4.85m x 3.58m )

A naturally light room with dual aspect UPVC double glazed windows to the front and side enjoying open views over Belper's countryside. There is a brick built open fire place with TV plinth, shelving, radiator, coving, TV aerial point, telephone point and a sliding pocket door.

## FITTED KITCHEN

11'10 x 5'5 (3.61m x 1.65m )

Appointed with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include a single gas oven with grill, gas hob, extractor hood, under counter fridge and washer dryer. There is a UPVC double glazed window overlooking the garden, inset spot lights, radiator and a half glazed UPVC entrance door allows access.

## BEDROOM ONE

12' x 11'6 (3.66m x 3.51m )

Having a UPVC double glazed window to the front, radiator, decorative dado rail and a range of built-in wardrobes providing excellent storage.

## BEDROOM TWO

12' x 10' (3.66m x 3.05m )

There is a UPVC double glazed window to the rear and a radiator.

## SHOWER ROOM

Appointed with a low flush WC, vanity wash hand basin with matching cabinets and a quadrant shower enclosure with a thermostatic shower. There is complementary full tiling, radiator, inset spot lights, extractor fan, electric heated towel rail, UPVC double glazed window and an in-built airing cupboard housing a Baxi combi boiler (serving the domestic hot water and central heating system) and providing linen storage.

## OUTSIDE

To the front of the property is a fore garden with a driveway to the side providing off road parking and leading to a single garage.

## GARDEN

The rear garden has a paved seating area with steps to a generous lawn garden. The

garden is well stocked with established trees, shrubs and a wooden garden shed.



## Road Map



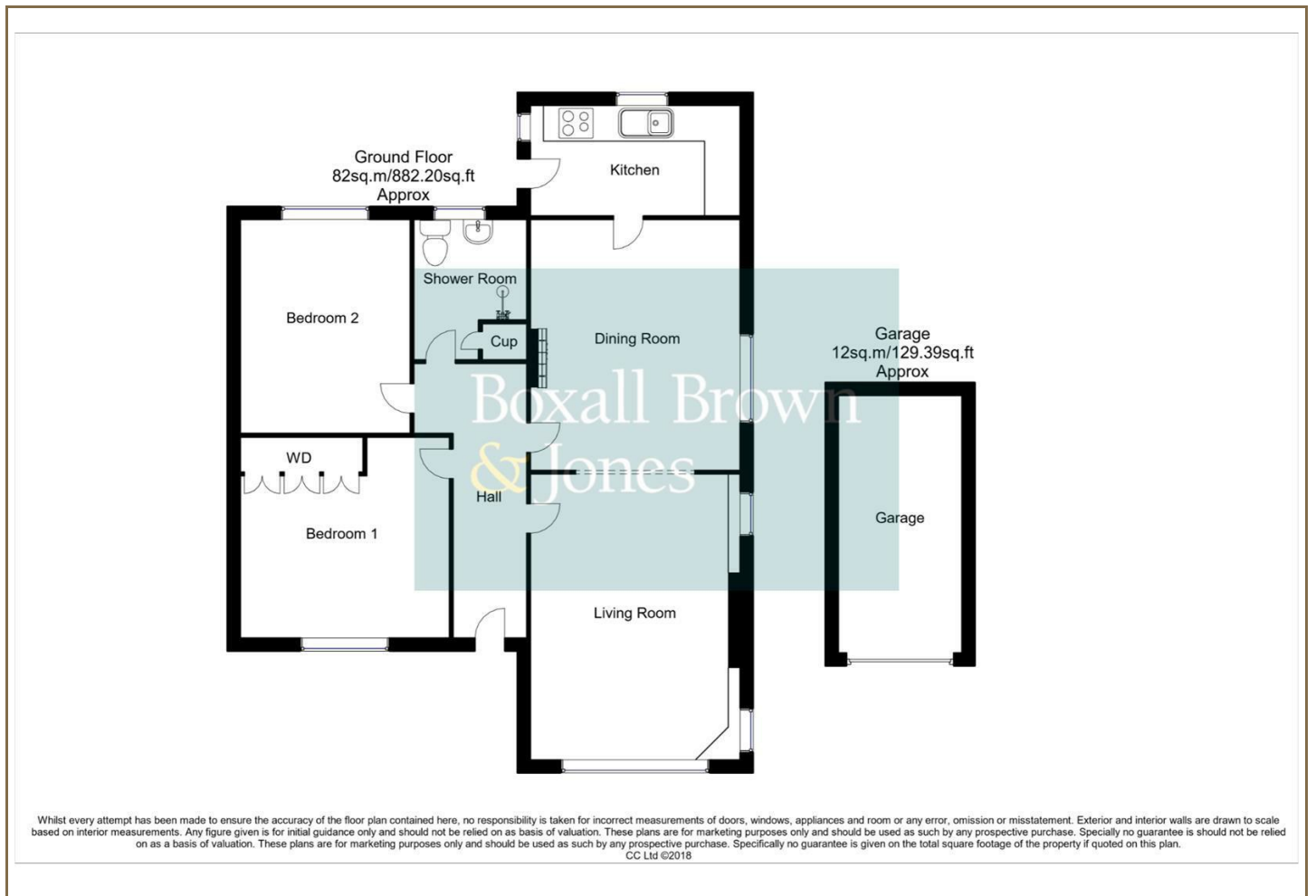
## Hybrid Map



## Terrain Map



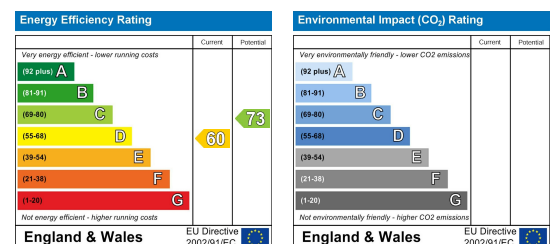
## Floor Plan



## 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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