



## 24 Wren Park Close, Belper, DE56 2TN

**£1,050 Per Calendar**



Situated on the outskirts of the market town of Belper, having undergone a full programme of modernisation and improvement, this is a beautifully appointed two bedroom bungalow which benefits from gas central heating and double glazing.



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**£1,050 Per Calendar Month**



Internally the well presented spacious accommodation briefly comprises an entrance hall with access to a lounge which has views over the rear garden. The property benefits from a recently refitted kitchen with integrated appliances and there is a utility room, two good sized bedrooms and a large bathroom with bath and shower over.

Outside the property benefits from a garden to the rear which is laid to lawn and to the front elevation there is a driveway with car standing and access to an outside store with up and over door (former garage).

The market town of Belper is a short walk away and benefits from a thriving centre with its wealth of bars, restaurants and shopping facilities. The property is perfectly positioned for ease of access to the Peak District with its amazing scenery and countryside walks and is a short drive from Ripley and the city of Derby.

Properties of this quality in this location rarely become available and viewing is recommended at the earliest opportunity.

## ACCOMMODATION

Entering the property through double glazed side entrance door into:

## ENTRANCE HALL

With radiator, smoke alarm and access to the loft.

## LOUNGE

11'5" x 15'5" (3.48m x 4.70m)

With a double glazed window to the rear elevation and radiator.

## KITCHEN

9'2" x 10'3" (2.79m x 3.12m)

With a range of work surface/preperation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window to the rear elevation, useful kitchen drawers, free standing fridge freezer, complementary tiling, radiator and double glazed door to the rear.

## UTILITY ROOM

5'5" x 6'6" (1.65m x 1.98m)

With low level WC, wash hand basin with storage cupboard beneath, work top with appliance space beneath, radiator, inset ceiling spotlights and wall mounted boiler providing domestic hot water and central heating.

## BEDROOM ONE

12'3" x 11' (3.73m x 3.35m)

With double glazed window to the front elevation and radiator.

## BEDROOM TWO

9'9" x 9'3" (2.97m x 2.82m)

With radiator and double glazed window.

## **BATHROOM**

6'9" x 8'1" (2.06m x 2.46m)

With low level WC, wash hand basin with storage cupboard beneath and bath with shower over. Complementary tiling, inset ceiling spotlights, extractor fan and heated towel rail.

## **OUTSIDE**

Outside the property benefits from an enclosed garden to the rear which is laid to lawn with borders and to the front there is a driveway/car standing with access to the:

## **FORMER GARAGE**

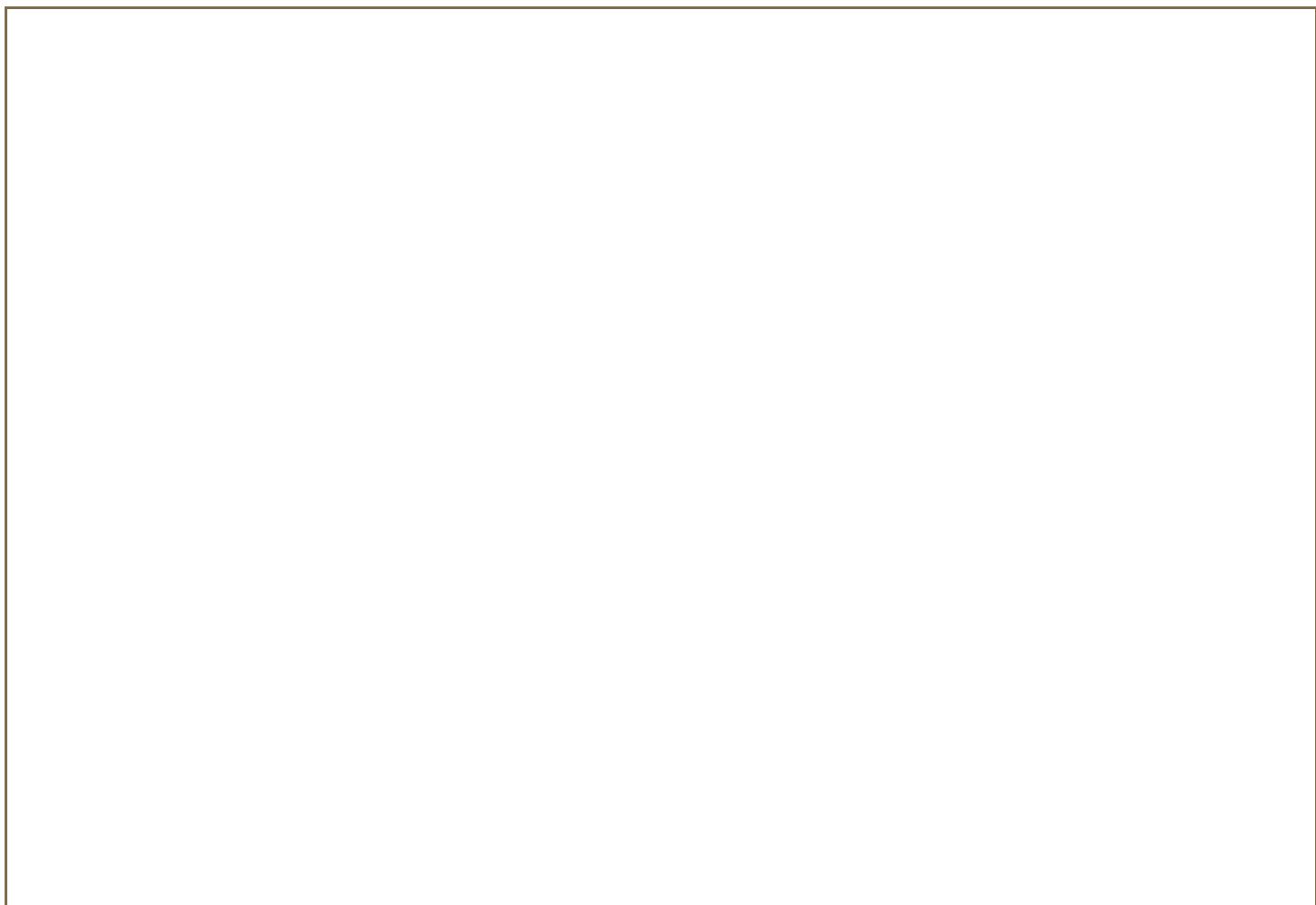
With up and over door giving access to a storage facility.



## Road Map



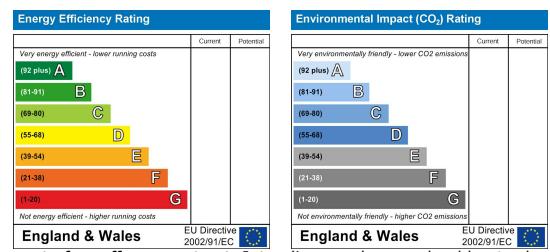
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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