



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

Hazeldene, 9 Plains Lane, Blackbrook, DE56 2DD

A rare opportunity to acquire a traditional three bedroomed character chalet bungalow residence situated in a sought after location with mature gardens, views and open aspect. Offered with vacant possession no chain. VIEWING IS ESSENTIAL

£299,950



The Studio, Queen Street, Belper, Derbyshire, DE56 1NR Tel: 01773 880788 Fax: Email:
www.boxallbrownandjones.co.uk

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DIRECTIONS

Leave Belper along Bridge Street (A6 North) turn left at The Triangle and proceed over the River Bridge onto Bridge Hill, which becomes Ashbourne road, proceed into Blackbrook and take a right hand turn onto Plains Lane, where Hazeldene number nine can be found on the right hand side of the road, clearly identified by our distinctive For Sale board.

Viewing is essential to appreciate the stunning location of the extended bungalow residence offering spacious yet versatile accommodation comprising central entrance hallway, two double bedrooms, bathroom with four piece suite, fitted kitchen with UPVC lean to and extended sitting room with dual aspect patio doors over looking the garden.

To the first floor is bedroom three and shower room.

Benefitting from UPVC double glazed windows and doors and gas central heating.

The property occupies a good sized plot with mature gardens and driveway providing ample car parking enjoying an open aspect and countryside views.

The property is situated on the outskirts of Belper to the west. It is within easy reach of the market town, renowned for its historic mills, character charm. There is a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities having easy access to Derby and Nottingham via major road links i.e A6, A38 and M1, whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

ENTRANCE HALLWAY

A UPVC half glazed entrance door provides access, radiator and telephone point,

BEDROOM ONE 15'4 X 12'3 (4.67m X 3.73m)

Having UPVC double glazed bay window to the front enjoying open views, radiator and original oak fire surround with tiled inset.



BEDROOM TWO 12'3 X 13'4 PLUS WARDROBE RECESS (3.73m X 4.06m PLUS WARDROBE RECESS)

Fitted with a range of built in wardrobes providing hanging, shelving and over head storage UPVC double glazed bay window to the front and radiator.



BATHROOM 7'2 X 8'6 (2.18m X 2.59m)

Appointed with a four piece suite comprising panelled bath, walk in shower enclosure the thermostatically controlled shower, vanity wash hand basin with useful storage beneath and low flush WC. Complementary half tiled walls, double glazed window, radiator, wall mounted electric heater and original panelled door.



FITTED KITCHEN 12'3 X 9'7 (3.73m X 2.92m)

Appointed with a range of oak base cupboards, drawers and eye level units with rolled top work surfaces over incorporating a stainless steel sink drainer with splash back tiling. There is a gas cooker point, plumbing for a washing machine, space for fridge freezer, plate rack, shelving and radiator. A wooden half glazed entrance door and window provides access to conservatory. The wall mounted glowworm boiler serves the domestic hot water and central heating system.



UPVC CONSERVATORY 4'6 X 11'2 (1.37m X 3.40m)

Having UPVC double glazed windows and doors, light and power.

SITTING ROOM 26'2 X 12'9 (7.98m X 3.89m)

A naturally light room with two large patio doors providing access to the garden and providing views. Original oak fireplace with marble hearth and insert housing a gas fire, radiator and television aerial point.



STAIRS LEAD TO FIRST FLOOR

BEDROOM THREE 11'7 X 8'9 (3.53m X 2.67m)

Having built in eaves storage, Velux windows access to roof void.



SHOWER ROOM

Shower enclosure, electric shower, low flush WC, pedestal wash hand basin, radiator, Velux window, inset spotlights.

Viewing strictly via appointment through Boxall Brown and Jones Belper 01773 880 788.



OUTSIDE

To the front of the property is a driveway providing off road parking. The lawned fore garden as mature hedging and established trees. The path to the side leads to the rear garden. There is a paved patio, established flower beds, garden pond and wooden shed.

Also Offices At:

4 Blenheim Parade Allestree, Derby, DE22 2GP Tel: 01332 553838 Fax: 01332 557437 Email: allestree@boxallbrowandjones.co.uk

Joseph Wright House, 34 Irongate, Derby DE1 3GA Tel: 01332 383838 Fax: 01332 206075 Email: sales@boxallbrownandjones.co.uk

Cashel House, 15 Thayer Street, London, W1U 3JT Tel: 0870 112 7099

GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

- (1) These particulars do not constitute any part of, an offer or contract.
- (2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- (3) Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- (4) Boxall Brown and Jones is legally obliged to tell you that from time to time referral fees are paid to our Company from Solicitors and other associated businesses, for business referrals made to them. Specific details relating to monies paid can be made available upon request.
- (5) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- (6) BB&J have not tested any apparatus, equipment, chattel and/or soft furnishings, fittings or service and therefore can give no warranty as to their availability, condition or serviceability.
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