

Dalley Lane
Belper, DE56 2DJ



**FOR SALE BY AUCTION THURSDAY 30TH
NOVEMBER 10:00**

Two double bed roomed detached bungalow requiring some modernisation and refurbishment throughout, however offering a wealth of potential with character features. The property sits on a large plot with front and rear garden, driveway to front leading to a single garage and workshop.

Auction Guide Price £210,000

John German

A rare opportunity to acquire this two double bedroom detached bungalow requiring some modernisation and refurbishment throughout, however offering a wealth of potential with character features. The property sits on a large plot with front and rear garden, driveway to front leading to a single garage and workshop. The property is sold with the benefit of no upward chain, oil fired central heating and sealed unit double glazing. Internally the accommodation briefly comprises of storm porch, entrance hallway, sitting room, dining room, kitchen with large conservatory / garden room off, two double bedrooms and a bathroom. Dalley Lane is located close to Belper town centre and the hamlet of Blackbrook which in turn is approximately 3 miles from the village of Duffield, which provides a varied and interesting selection of shops and amenities plus recreational facilities including tennis, squash and Chevin Golf Course, which in turn lies approximately 5 miles north of Derby city centre. A wide range of amenities will also be located in Belper, approximately 2 miles to the east. There is also a local train service from Duffield to Derby with a further service from Derby to London St Pancras of approximately 95 minutes. Derby's outer ring road provides convenient access to major trunk roads including the A38, A52 and A50, serving the M1, M42 and M6 making the area highly accessible. East Midlands International Airport is also easily accessible. The famous market town of Ashbourne lies some 10 miles to the west at the foot of the Peak District National Park.

Accommodation - having wooden door providing access to:

Storm Porch - with wooden door providing access to:

Reception Hallway - having central heating radiator. Loft hatch access. Doors providing access to bedrooms, sitting room, dining room and bathroom.

Sitting Room - 3.89m x 3.62m (12'9" x 11'10") - having fireplace with electric fire. Central heating radiator. Sealed unit double glazed bay window in upvc frame to front.

Dining Room - 3.64m x 4.37m (11'11" x 14'4") - having brick fireplace with coal fire (please note this appliance has not been tested). Central heating radiator. Sealed unit double glazed window in upvc frame to rear. Wooden door provides access to:

Kitchen - 3.71m x 2.13m (12'2" x 6'11") - having roll edged preparation surfaces with inset one and a half stainless steel sink with adjacent drainer and chrome mixer tap with tiled splashback surround. Range of cupboards and drawers beneath with integrated dishwasher and four ring electric Neff hob with extractor fan canopy above. Integrated Neff electric fan assisted oven and grill with Neff integrated microwave over. Appliance space and plumbing for free standing fridge freezer and washing machine. Central heating radiator. Sealed unit double glazed windows in upvc frames to side and wooden door provides access to:

Conservatory / Garden Room - 6.05m x 3.40m (19'10" x 11'1") - Please note the latter measurement being a maximum measurement. Sealed unit double glazed windows in upvc frames to rear and side with doors providing access to rear garden.

Bedroom One - 4.22m x 3.64m (13'11" x 11'11") - having built-in wardrobe. Central heating radiator. Sealed unit double glazed bay window in upvc frame to front.

Bedroom Two - 4.02m x 3.02m (13'2" x 9'10") - having central heating radiator. Sealed unit double glazed sliding door in upvc frame providing access to rear garden.

Bathroom - 2.02m x 2.58m (6'7" x 8'5") - having low level WC, wash hand basin with mixer tap and vanity base cupboard beneath and there is a bath with mains chrome shower over and glass shower screen. Useful airing cupboard. Central heating radiator. Electric heater. Sealed unit double glazed opaque window in upvc frame to rear.

Outside - To the front of the property is a driveway providing off street parking leading to the single garage. Note there is potential to create further off street parking if desired. The front garden is mainly laid to lawn with stone wall surround having herbaceous and planting border surround.

Single Garage - 2.58m x 5.50m (8'5" x 18'0") - having power and lighting. Up and over door.

Wooden door provides access to:

Workshop - 4.27m x 2.58m (14'0" x 8'5") - having power and lighting. Timber glazed window to rear. Wooden door providing access to rear garden.

To the rear of the property is a spacious garden providing patio seating area, laid lawn with mature flowering and herbaceous borders, pond and enjoying fine countryside views.

Outhouse - Access from the outside via a latched wooden door housing electric circuit board and Worcester oil fired boiler.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02102023

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band D

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Fixed Fee.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of £1,500 inc. VAT

The Buyers Fee does not contribute to the purchase price, however it will be taken in to account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

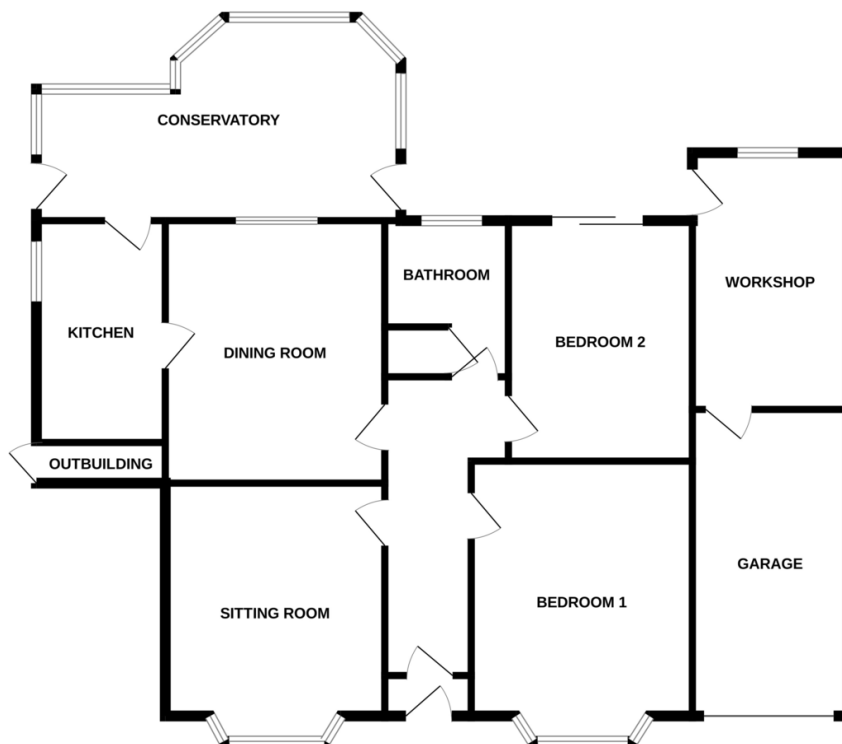
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent