

Holly Bush Lane

Makeney, Belper, DE56 0RX

John 
German





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Offers in Region of £475,000

A large detached bungalow set on an elevated position with far reaching views over The Chevin. The property is an ideal refurbishment project and offers huge potential.



The village of Makeney is located close to the thriving town of Belper and the city of Derby, the nearby villages of Duffield and Milford are also both within quick and easy reach. The bungalow is just a few minutes' walk from what is regarded as one of the best public houses in Derbyshire, The Holly Bush Inn. The area is extremely popular with walkers with plenty of footpaths and byways from which to explore the natural beauty of the area.

Entrance to the property is via a porch which leads into a spacious reception hall having doors leading off to the accommodation.

The lounge sits to the rear of the property with picture windows enjoying views over the garden and sliding doors open onto the rear patio. There is a stone-built fireplace running along one wall and a large opening into the dining room, with a picture window to the front with stunning views across The Chevin.

Off the dining room is the kitchen which is fitted with wall and base units, roll top work surfaces and a stainless-steel sink. There is a built-in pantry, window to the front with views and a door to the side with covered access to the laundry room.

There are four spacious bedrooms all with built-in wardrobes, three have lovely garden views whilst the master bedroom has a superb view down the valley over The Chevin Golf course and across to Duffield.

The shower room has been refitted in recent years with a walk-in shower cubicle, vanity style sink unit with storage under, low flush WC and a heated towel rail. It has fully tiled walls, an opaque window to the front elevation and a built-in storage.

Completing the accommodation is a large guest WC fitted with a three-piece suite comprising; bidet, low flush WC, pedestal washbasin, and built-in doors cupboards.

Outside, the property is set on an elevated cul-de-sac position with an extensive tarmaced driveway leading by mature lawned gardens featuring specimen trees, shrubs and bushes that extend around the property on three sides to the double garage that has ample storage space, light, power and an electric up and over door to the front. To the rear of the property is a spacious paved patio with a brick-built barbecue and an outdoor store.

There is a large outdoor laundry room with covered access from the kitchen, it has windows to the side and rear, wall mounted boiler, Belfast style sink and access door with steps leading down into the garage.

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.

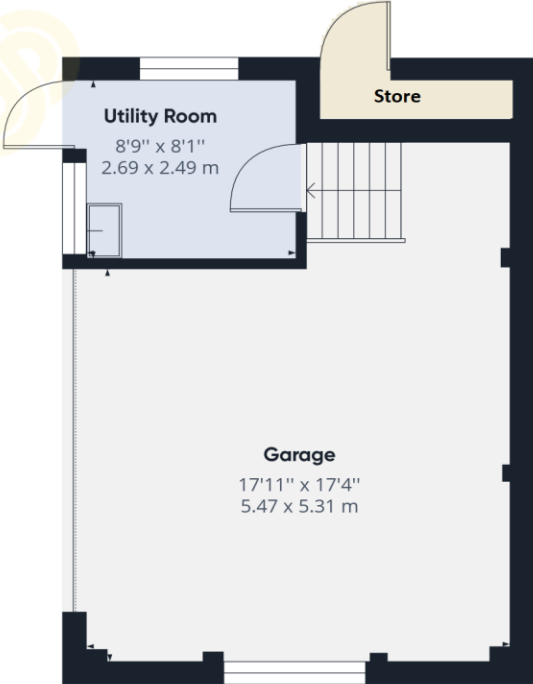
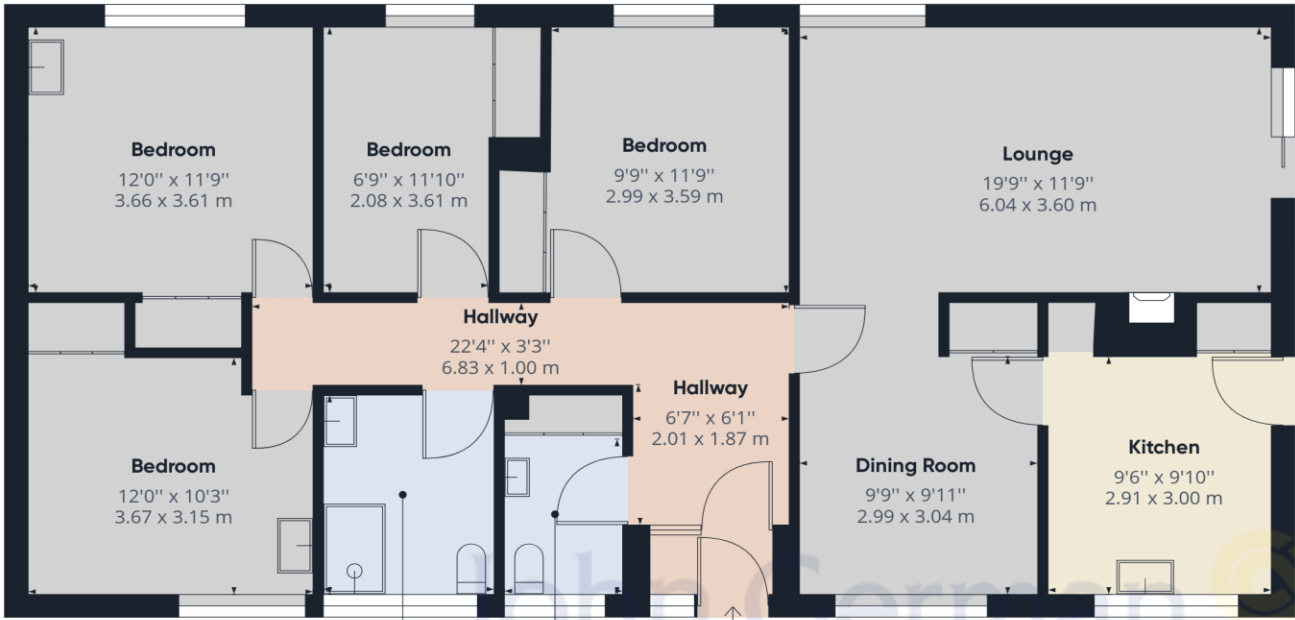
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/040823

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







Approximate total area⁽¹⁾

1662.22 ft²
154.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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