

Plains Lane
Blackbrook BELPER

burchell edwards

Plains Lane
Blackbrook BELPER DE56 2DD

for sale
£725,000







Property Description

Nestled in the highly desirable village of Blackbrook and enjoying beautiful countryside views to both the front and rear, is this impressive six-bedroom detached bungalow offering exceptional space, versatility, and a self-contained annexe, making it an ideal family home. Internally, the accommodation is both spacious and flexible, featuring a welcoming layout designed to suit modern family living. A standout feature is the expansive family living/dining area, perfect for entertaining and relaxing. The property also benefits from having a generous breakfast kitchen, six bedrooms, a family bathroom, two en-suites and an additional kitchen to the annexe area.

Externally the property is set back from the road behind a substantial driveway providing ample off-road parking for multiple vehicles and is complemented by attractive and well-maintained gardens to both the front and rear. The plot enjoys a peaceful setting, surrounded by rural landscape while remaining conveniently connected to local amenities.

Adding further appeal is the self-contained annexe, which remains adjoining to the main residence while offering a degree of independence. This versatile space is ideal for multi-generational living, guest accommodation, or potential home-working opportunities.

Reception Hallway

The property is accessed via UPVC double glazed door to the front elevation into the reception hallway where there is wooden flooring, decorative coving, picture window to the side elevation, electric heater and internal door leading to the main family area.

Lounge/ Family Area

Having an elevated dining area off the lounge with wood flooring, decorative coving, wall mounted radiator, door opening to the inner hallway and steps down to the living area.

The living area is a generous size as well as being bright and airy and has double glazed windows to the front and side elevation, decorative coving, wall mounted radiator, log burner style gas fire with exposed brick back and beautiful surround.

Inner Hall

Having wooden flooring, decorative coving, radiators, spot lighting tot he ceiling and doors off to:-

Bedroom One

Having double glazed bay window to the front elevation, a radiator, decorative coving, fitted wardrobes and door opening to the en suite.

En Suite

Having a three piece suite comprising of low level W.C, pedestal wash hand basin, shower cubicle with wall mounted electric shower, tiled splashbacks and flooring, obscured double glazed window and a radiator.

Bedroom Two

Having double glazed window to the rear elevation benefiting from countryside views, a radiator, decorative coving and fitted wardrobes.

Bedroom Three

Having double glazed window to the rear elevation, a radiator and fitted wardrobes.

Bathroom

Having a modern five piece suite comprising of mains fed shower cubicle, a bath, bidet, low level W.C and wash hand basin with mixer tap over, spot lighting to the ceiling, obscured double glazed window, tiled splashbacks and tiled flooring, extractor fan and a heated towel rail.

Kitchen/ Diner

Having a range of matching wall and base units with work surfaces over and incorporating one and a half bowl composite sink and drainer unit with mixer tap over, four ring induction hob, tiled splashbacks, two double glazed windows to the rear elevation with open aspect view, integrated appliances including: pull-out extractor, dishwasher, fridge freezer and double oven, tiled flooring, spot lighting to the ceiling, a radiator, access into the integral garage and door giving access into the annex.

Annexe

Offering independent accommodation whilst being connected to the main residence of the property.

Rear Hallway

Accessed via UPVC double glazed with side panel window, tiled flooring, a radiator, stairs rising to the first floor and door leading to:-

Kitchen

Having matching wall and base units with work surfaces over and incorporating stainless steel sink and drainer unit with mixer tap over, integrated oven, gas hob with extractor over, plumbing for washing machine and dryer, space for fridge freezer, breakfast bar area, tiled flooring, a radiator, window to the rear, useful understairs storage cupboard and door opening to the lounge.

Lounge

Having double glazed window to the front elevation, wood flooring, a radiator and fireplace with modern surround.

Annexe Front Entrance

Having double glazed door to the front elevation leading into a small hallway with wood flooring and door opening to the lounge.

Ground Floor Bedroom

Having double glazed window to the front, wood flooring, a radiator, coving to the ceiling and fitted wardrobes.

En Suite Shower Room

Having low level W.C, pedestal wash hand basin, bidet and shower enclosure with mains fed shower, tiled walls and flooring, heated towel rail, extractor fan and obscured double glazed window.

First Floor Landing

Having doors off to the bedrooms.

Bedroom One

Having double glazed window to the front, two velux windows to the side, eave storage, wood flooring and a radiator.

Bedroom Two

Having eave storage, wood flooring, a radiator, velux window to the side and Juliet balcony to the rear with beautiful countryside views.

Outside

To the front of the property is a sweeping block paved driveway leading to the garage and providing ample off road parking with two lawned areas, beautiful arrangement of flowers, bushes and shrubs, well stock borders, gated access and a pleasant outlook. There is also gated access leading to a courtyard garden to the annexe area ideal for outdoor seating.
To the rear the garden has block paved pathways leading to a pleasant patio seating area, two shaped lawn areas, greenhouse, timber fenced boundaries, outside lighting and offering a stunning outlook.

Integral Garage

Having power, light, up and over door.

Agent's Note

Please be aware that the sale of this property is subject to a grant of probate. Please contact the branch for an update on 01773 822 622



















Ground Floor **First Floor**

Total floor area 268.3 m² (2,888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: C

Council Tax Band: F

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL207104

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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