

Crown Terrace, Belper, Derbyshire. DE56 1BD

£250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this charming Grade II listed two bedroom stone cottage, located in the heart of Belper town centre. The property benefits from off road parking for two cars and an enclosed private courtyard garden. Internally the property offers a wealth of characteristic features to include exposed beams, log burner, exposed stone fireplaces and sash windows. The property is presented to a high standard and benefits from a recently refitted kitchen and shower room. An internal viewing is essential.

## FEATURES

- Council Tax Band B
- Character Cottage
- 2 Double Bedrooms
- Parking For 2 Cars
- Newly Fitted Kitchen and Shower Room
- Private Courtyard Garden
- Located In The Heart Of Belper Town Centre
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Living Room

3.90m x 3.63m (12' 10" x 11' 11") Entered via a hardwood door from the front elevation, sash window and additional windows to the front aspect, exposed beams to ceiling, wall mounted radiator, spotlights to ceiling, staircase to 1st floor landing. The feature focal point of the room is a inset 'cast iron' log burning fire with original stone surround, exposed brick backdrop and raised hearth. Internal door leads to kitchen:

### Kitchen

2.31m x 2.02m (7' 7" x 6' 8") This newly fitted kitchen comprises of range of matching wall and base units with modern flat edged work surfaces incorporating a single stainless steel sink drainer with mixer taps and complimentary splashback areas. Integrated appliances include electric oven, induction hob and extractor fan over, dishwasher and space for fridge/freezer. Quarry tiled floor covering, wall mounted radiator, sash window to the front elevation and internal door accessing the utility room :

### Utility Room

2.31m x 2.02m (7' 7" x 6' 8") With door and window to the front elevation allowing for direct access into the garden. A range of countertops with base mounted storage cupboards and undercounter space and plumbing for washing machine. Floor to ceiling larder cupboard, quarry tiled floor covering space for fridge freezer. Internal latched cottage style door leads to shower room :

### Shower Room

2.30m x 1.47m (7' 7" x 4' 10") This recently fitted contemporary fitted shower room comprises of WC, vanity unit and large shower enclosure with mains fed shower and attachment over with complimentary glass shower screen. Attractive wall cladding, wall mounted chrome heated towel rail, pitched roof with 'Velux' window, spot-lighting and ceiling mounted extractor fan.

### First Floor

### Landing

0.75m x 1.27m (2' 6" x 4' 2") Accessed via the living room with window to the front elevation and internal doors accessing both bedrooms.

### Bedroom 1

3.03m x 3.62m (9' 11" x 11' 11") With sash window to the front elevation, wall mounted radiator, TV point and space for wardrobes.

### Bedroom 2

2.24m x 3.62m (7' 4" x 11' 11") With sash window to the front elevation, wall mounted radiator and space for wardrobe.

### Outside

To the front elevation is a private courtyard style garden with timber fencing and stone wall boundaries providing high degrees of privacy. The flooring is paved and the outside lighting and power with gated access to the front elevation where parking for one vehicle can be found. Additional parking space can also be found to the right of the property, unusually creating two in total.

### Disclaimer

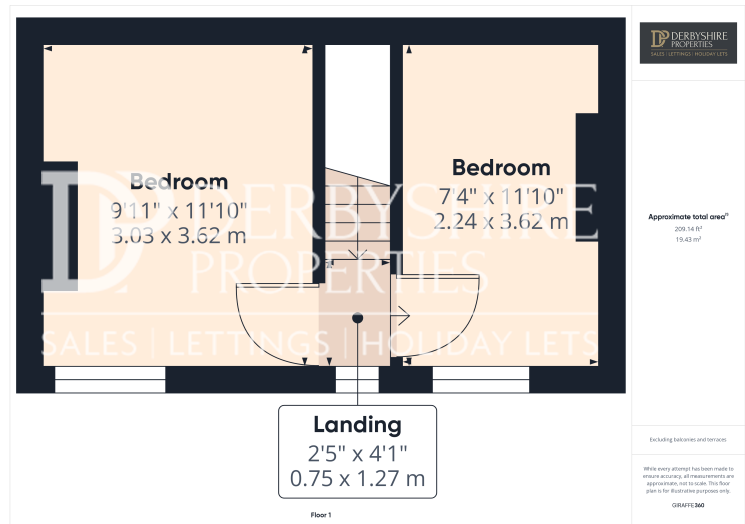
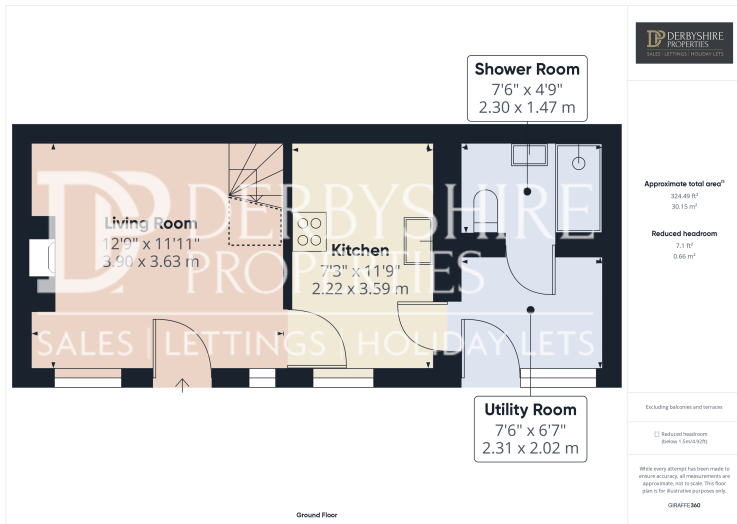
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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	