

11 George Street, Belper, Derbyshire. DE56 1DL

£318,000 Freehold

REDUCED



**DERBYSHIRE
PROPERTIES**
— SALES & LETTINGS —

PROPERTY DESCRIPTION

A delightful three-bedroom mid-terrace cottage in Belper's sought-after conservation area. This charming home is now offered at a competitive price of over £325,000.

This property is perfect for those who appreciate character and charm. Inside, you will find a welcoming entrance porch, a cosy living room, a well-equipped kitchen, a dining room, a rear hallway, and a convenient downstairs WC. Upstairs, there are three spacious bedrooms, a family bathroom, and a landing area.

The exterior boasts a beautifully maintained cottage garden, a large garage at the rear, and an EV charging point, making it both picturesque and practical. The cottage is rich in original features, including fireplaces, exposed beams, and latched doors, adding to its unique appeal.

Given the property's attractive features and location, we anticipate a high level of interest. We highly recommend scheduling an early internal inspection to avoid missing out on this opportunity.

FEATURES

- Charming Character Cottage
- 3 Bedrooms, 2 Reception Rooms
- Cloakroom/Wc
- 4 Piece Bathroom Suite
- Large Cottage Garden
- Conservation Area
- Large Garage To Rear
- Close To All Amenities
- No Chain
- Ev Charging Point
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Porch

0.88m x 1.37m (2' 11" x 4' 6") Located at the front elevation with hardwood door with adjoining windows leading into a useful entrance porch with secondary door leading straight into the main living room.

Living Room

3.91m x 6.13m (12' 10" x 20' 1") Accessed via the entrance porch with windows to the front elevation, tiled floor covering with underfloor heating, exposed beams to ceiling and TV point. The feature focal point of the room is an original original exposed brick fireplace with stone lintel housing a log burner with stone hearth. In addition to this there is also an additional feature fireplace to the other side of the room again with exposed brick chimney and stone lintel.

Dining Room

2.76m x 2.61m (9' 1" x 8' 7") Accessed via the lounge area or rear hallway with tiled floors with underfloor heating, bespoke fitted bookcases with illuminated backdrop, windows to the rear elevation, wall mounted shelving and feature exposed stone wall. Door opening:-

Kitchen

2.78m x 3.28m (9' 1" x 10' 9") Mainly comprising of a range of wall and base mounted matching units with roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complementary splashback areas. Under cupboard lighting, integrated induction hob with stainless steel extractor canopy over, 'Neff' double oven with proving drawer, space for fridge/freezer, tiled floor covering, painted beams to ceiling, window to the rear elevation, space and plumbing for washing machine. The wall mounted cupboards also house the newly installed gas combination boiler (installed 2023).

Rear Hall

0.86m x 1.26m (2' 10" x 4' 2") With the continuation of the tiled floor covering from the dining area, latched door accesses the downstairs WC and stable door leads to the rear yard.

Cloakroom/WC

0.89m x 1.12m (2' 11" x 3' 8") With corner mounted WC, modern vanity unit with tiled splashback and mixer taps, part tiled walls and tiled floor covering.

Landing

1.64m x 1.71m (5' 5" x 5' 7") Accessed via the living area with solid oak cottage doors leading to all bedrooms and bathroom and ceiling mounted loft access point.

Bedroom 1

3.95m x 3.39m (13' 0" x 11' 1") With window to front elevation, wall mounted modern vertical radiator, exposed stone feature wall, pitched roof with exposed beams. The feature focal point of the room is a cast iron feature fireplace with useful storage alcoves.

Bedroom 2

2.84m x 4.34m (9' 4" x 14' 3") With window to the rear aspect. modern wood clad walls, spotlights, second loft access point to ceiling and wall mounted modern vertical radiator.

Bedroom 3

2.07m x 2.72m (6' 9" x 8' 11") Located at the front elevation with window, wall mounted modern vertical radiator.

Bathroom

2.93m x 1.67m (9' 7" x 5' 6") Comprising of a four piece suite to include WC, bidet, modern vanity unit and feature roll top bath with claw feet. The bath also has central amount of taps and a main fed shower over. Wood floor covering, part wall tiling, ceiling mounted extractor fan, wall mounted heated towel rail/radiator and obscured window.

Outside

To the front elevation is a beautifully cottage garden with central paved pathway, EV charging point, feature trellising, mature planting and stocked flowerbeds. The pathway divides two area of lawn, both with attractive rockeries, stocked flowerbeds and borders.

To the rear of the property is a small courtyard garden with gated access to the street behind where a large Stone garage can be found.

Disclaimer

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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