







**Brookside, Belper, Derbyshire DE56 1UR**  
**£325,000 - Freehold**

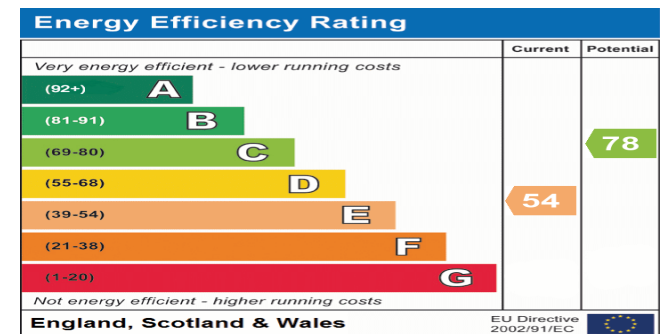


## PROPERTY DESCRIPTION

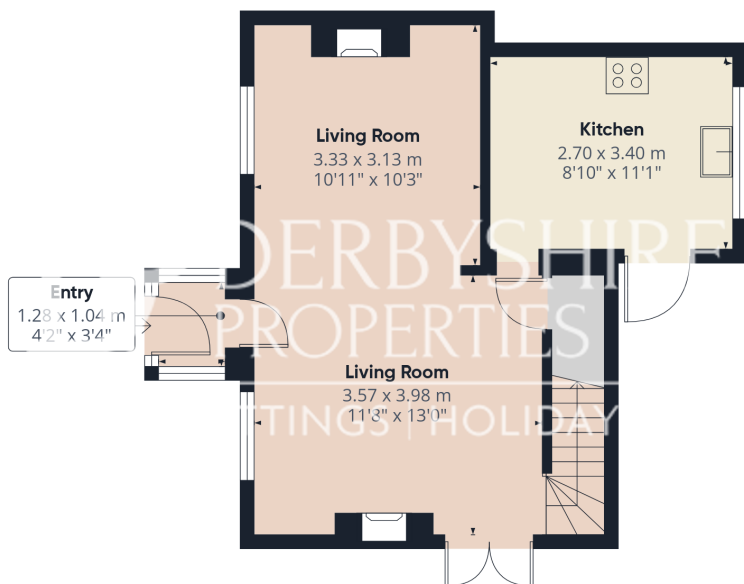
Derbyshire Properties are delighted to present for sale this beautifully presented and charming double-fronted cottage, superbly positioned in the heart of Belper town centre. The property offers a wealth of character throughout and combines period features with high-quality modern finishes. The accommodation briefly comprises: entrance porch, stunning open-plan lounge/dining room with two log burners, and a fitted farmhouse-style kitchen. To the first floor, a landing provides access to three spacious bedrooms and a beautifully appointed four-piece bathroom suite featuring a roll-top bath. Externally, the property sits centrally within a wrap-around garden offering several seating areas ideal for outdoor dining and entertaining. A detached garage to the front elevation provides additional parking or secure storage. We anticipate strong interest in this exceptional home, and an early internal viewing is highly recommended.

## POINTS OF INTEREST

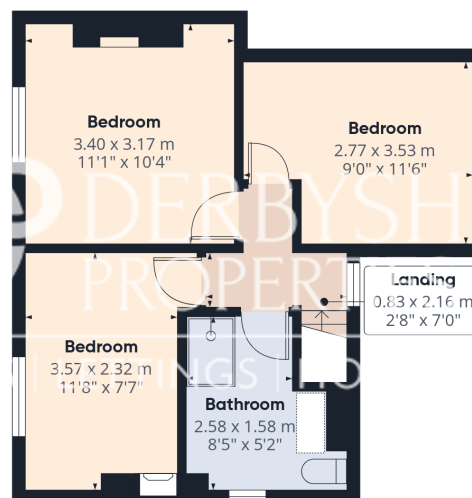
- Beautiful Double Fronted Cottage
- 3 Bedrooms & 1 Large Reception Room
- Detached Garage
- Charm & Character Throughout
- Farmhouse Style Kitchen
- Superb 4 Piece Bathroom Suite
- Gardens On 3 Sides
- Belper Town Centre
- Fantastic Transport Links
- View Essential!



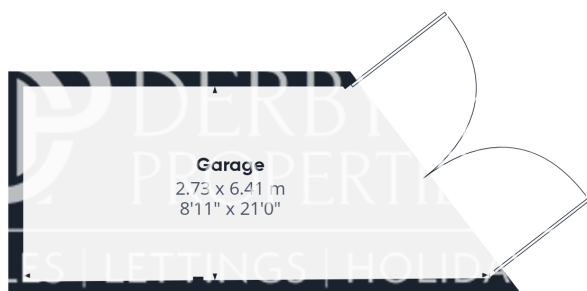




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

88.2 m<sup>2</sup>

950 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**