

Belper Lane, Belper, Derbyshire. DE56 2UJ

£550,000 Freehold

FOR SALE



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PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented and extended detached Stone cottage positioned in one of Belper's most premium locations. The property benefits from a wealth of character features throughout, these include exposed fireplaces, exposed beams and attractive stone walls. The property benefits from a side and rear extension with the added advantage of a double width driveway and attached Stone garage. To the rear elevation is a landscaped garden offering 180° panoramic countryside views. The property is sure to attract high levels of interest and we recommend an early internal inspection to avoid disappointment.

FEATURES

- Extended Detached Stone Cottage
- 3/4 Bedrooms
- Outstanding Countryside Views
- Double Width Driveway & Garage
- x2 Bathrooms
- Beautiful Kitchen/Dining Room
- Landscaped Gardens
- Extremely Sought After Location
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance Porch

0.97m x 1.47m (3' 2" x 4' 10") Entered via a composite door from the front elevation, double glazed windows to the side elevations, tiled floor covering and internal door leading into the lounge.

Lounge

4.21m x 3.70m (13' 10" x 12' 2") With quarry tiled floor, exposed beams, decorative wall lighting, exposed stone walls, wall mounted feature radiators, picture rail, TV point and double glazed window to the front elevation. The feature focal point of the room is an original exposed stone fire around with inset cast-iron log burning stove with attractive tiled hearth.

Inner Hall (Front)

With the continuation of the Quarry tiled flooring from the lounge area, wall mounted radiator and staircase to the 1st floor landing. Internal door leads to the kitchen.

Kitchen Area

4.62m x 2.99m (15' 2" x 9' 10") This beautiful room comprises of a kitchen and dining area offering superb stunning views to the rear elevation. The kitchen mainly comprises of a bespoke kitchen to include wall and base mounted units and solid wood work surfaces incorporating a 1 1/2 bowl Stainless steel sink with mixer taps. Wood floor covering, feature alcove housing a gas range and built-in extractor and spotlights over, space for fridge/freezer, double glazed window to front elevation and attractive exposed stone wall and timber lintel.

Dining Area

2.64m x 2.91m (8' 8" x 9' 7") With the continuation of the wood floor covering from the kitchen, a beautiful pitched ceiling with exposed timbers, decorative picture rail, TV point, wall mounted feature radiator, and beautifully designed cathedral style double glazed window with adjoining side panels and French doors to the rear elevation, providing stunning panoramic views.

Inner Hallway

0.89m x 2.53m (2' 11" x 8' 4") With solid wood floor covering, wall mounted feature radiator, built-in storage cupboard, internal door accessing the lounge and under stairs storage cupboard. Additional internal doors access both the shower room and bedroom 4/study.

Study/Bedroom 4

1.92m x 3.39m (6' 4" x 11' 1") With double glazed window to the rear elevation offering super views, warm mounted feature radiator, wall mounted gas combination boiler and wood floor covering.

Shower Room/WC

3.01m x 1.79m (9' 11" x 5' 10") Comprising of a modern three piece suite to contain WC, vanity unit and shower enclosure with main fed shower and attachment over. Wall mounted feature radiator, shelving, double glazed window offering views, wall mounted electrical shaver point, exposed stone wall with built-in storage and undercounter space and plumbing for washing machine.

First Floor

Landing

0.88m x 0.89m (2' 11" x 2' 11") Accessed via the hallway which is located between the kitchen and lounge. Internal doors giving leading to all bedrooms and bathroom, wood floor covering, exposed stone feature walls.

Bedroom 1

4.08m x 3.59m (13' 5" x 11' 9") Double glazed window to the front elevation, wall mounted radiator, wood floor covering, cottage style latched doors. The feature focal point of the room is an exposed stone original fireplace with inset cast-iron feature stove.

Bedroom 2

4.50m x 2.76m (14' 9" x 9' 1") Double glazed window to front elevation, wood floor covering, shelving and wall mounted radiator.

Inner Landing

0.81m x 3.38m (2' 8" x 11' 1") Providing access to bedroom three and bathroom with ceiling mounted loft access point.

Bedroom 3

1.93m x 3.39m (6' 4" x 11' 1") With double glazed window to the rear elevation, offering superb countryside views and wall mounted radiator.

Bathroom

2.98m x 1.77m (9' 9" x 5' 10") This three-piece white suite contains WC, wash hand basin and panelled bath with shower attachment over, tiled splashbacks, double glazed window, exposed stone feature wall, cottage style latched door, wall mounted feature radiator.

Outside

The attractive front elevation offers a large block paved driveway that can provide parking for 3/4 vehicles and gives access to an attached Stone garage with up and over door, light and power. The cottage style front garden benefits from an attractive shaped stonewall, inset stone paved pathways and a variety of well stocked, flowerbeds and borders.

The rear garden is a delight and offers a full width timber decking area with balustrade. A two tiered lawn with rockery, stocked flowerbeds and borders. A raised pond, paved patio area and additional decking area with large summerhouse all benefiting from superb countryside views over Belper and the nature reserve.

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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