







**The Scotches, Belper, Derbyshire DE56 2UE**  
**£270,000 - Freehold**



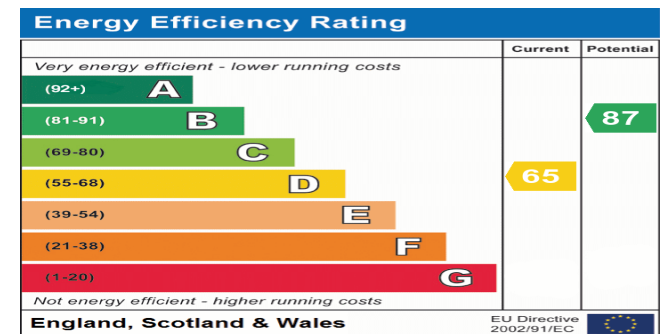


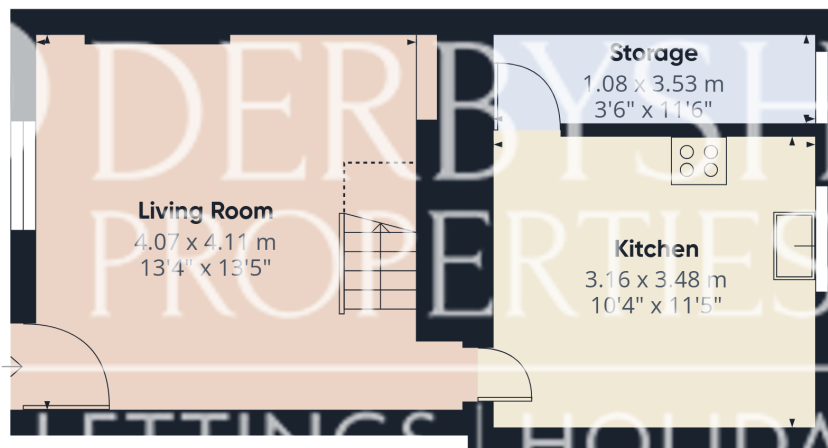
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this charming and beautifully presented cottage, brimming with character features throughout. The accommodation comprises a cosy lounge with exposed original ceiling beams, a spacious kitchen/dining room and a useful pantry. To the first floor, a landing provides access to two bedrooms and a modern shower room. Externally, the property benefits from a small rear courtyard and an impressive landscaped frontage with gravelled seating area and lawn. The location is highly regarded locally and offers elevated views across the River Gardens and Belper town centre. We believe the property will ideally suit first-time buyers and those looking to downsize, and an immediate internal inspection is highly recommended.

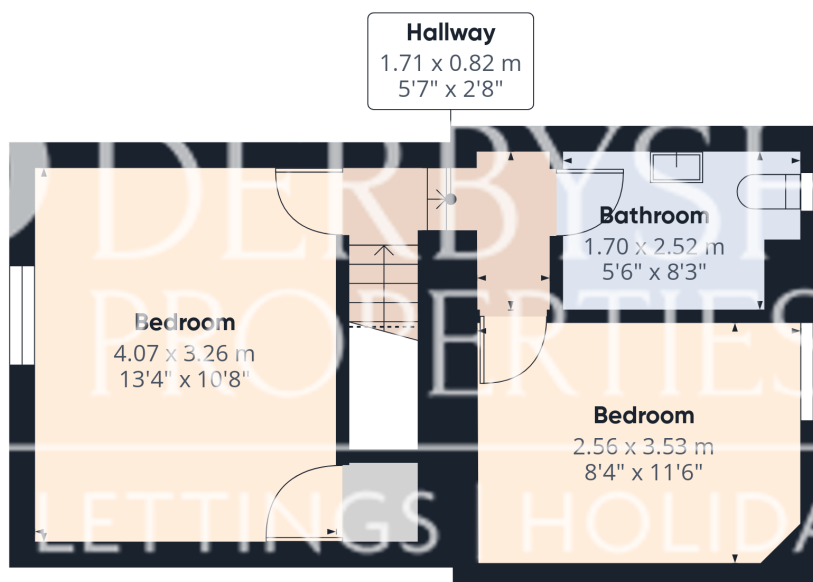
## POINTS OF INTEREST

- Beautiful Character Cottage
- 2 Bedrooms & 1 Reception Room
- Charm & Character Throughout
- Elevated Location With Beautiful Views
- Kitchen/Diner
- Landscaped Garden & Additional Courtyard Garden
- Ideal Downsize
- Viewing Absolutely Essential!
- Council Tax Band A





Ground Floor



Floor 1

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

62.8 m<sup>2</sup>

676 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

**GIRAFFE360**