



DERBYSHIRE



Dalley Lane, Belper, Derbyshire DE56 2DJ
£425,000 - Freehold



PROPERTY DESCRIPTION

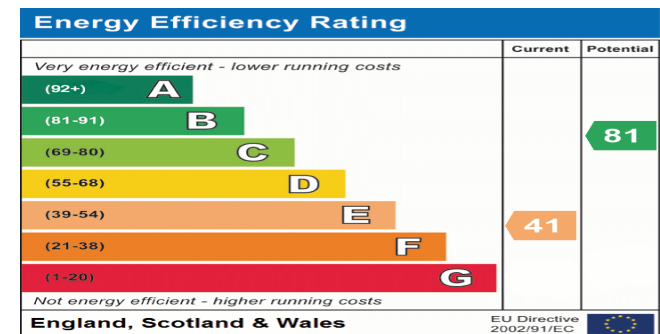
Derbyshire Properties are delighted to introduced for sale this charming stone cottage located on a sizable plot surrounded by stunning countryside. The location of Dalley Lane is considered Belper's premium address.

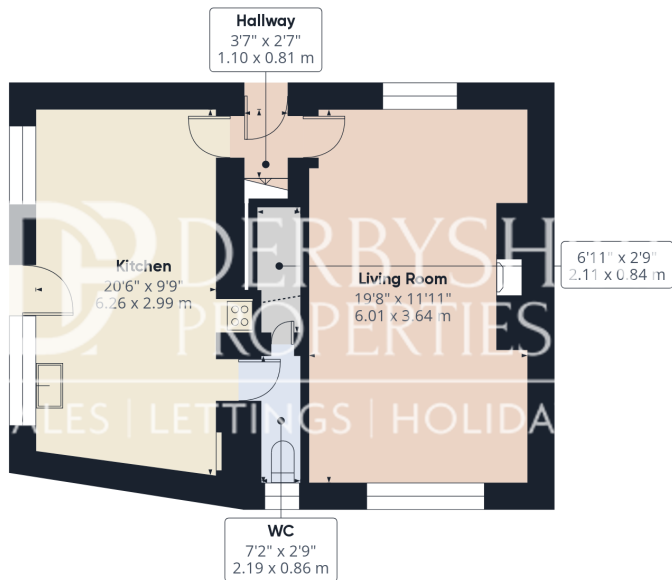
The property has been owned by the same family for numerous years and does require some degree of modernisation. The property briefly comprises of:- Farmhouse kitchen, inner hallway, WC and spacious lounge. To the first floor a landing provides access to 2 double bedrooms, en-suite and bathroom. The second floor offers a further double bedroom. Outside the property is surrounded by stunning Derbyshire countryside and has a large garden with double garage and outbuildings.

Viewings are essential to appreciate the accommodation and location.

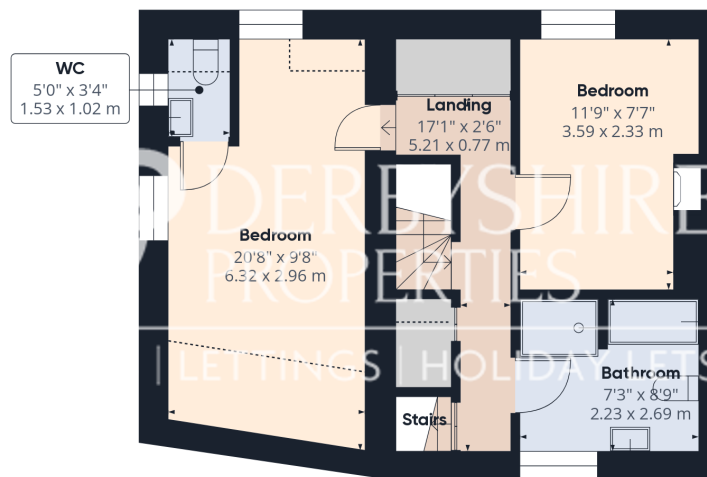
POINTS OF INTEREST

- *****GUIDE PRICE £425,000 - £475,000*****
- Character Cottage
- Charm & Original features Throughout
- 3 Bedrooms
- Beautiful Landscaped Gardens
- Rural Location
- In need of modernisation
- Large Driveway & Double Garage
- Outbuildings
- COUNCIL TAX BAND C

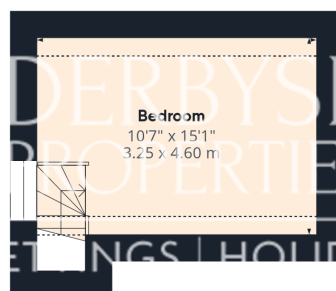




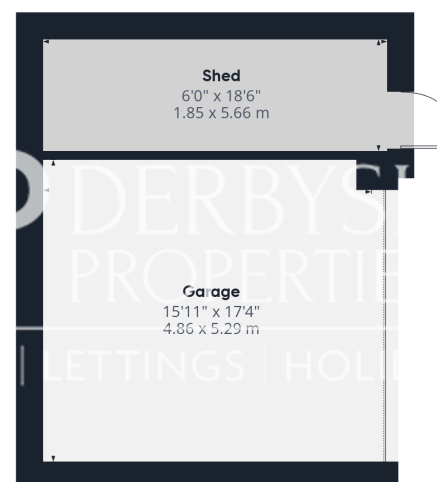
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^m

1458.73 ft²

135.52 m²

Reduced headroom

90.83 ft²

8.44 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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