

High Street, Belper, Derbyshire. DE56 1GF

£280,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire properties are delighted to introduce for sale this stunning example of a period Stone cottage.

The property briefly comprises of:- spacious living room, kitchen/dining room, rear hallway and guest cloakroom/utility. The first floor landing provides access to all three bedrooms and bathroom. Externally the property offers a walled frontage and fully enclosed rear garden offering elevated views across the Derwent Valley.

FEATURES

- Stunning Stone Cottage
- 3 Bedrooms
- Charm & Character Throughout
- Original Features
- Landscaped Rear Garden With Views
- Close Proximity To Belper Town Centre
- Beautiful Presentation Throughout
- Ideal Downsize or First Time Buy
- View Absolutely Essential!
- Council Tax Band A



ROOM DESCRIPTIONS

Spacious Living Room

Entered via composite door from the front elevation into this inviting, light and airy room that both charm and character throughout. Solid floor covering, exposed stone walls, painted beams to ceiling with spotlighting, TV point, wall mounted radiator and double glazed cottage style window to the front elevation. Staircase to 1st floor landing and inset cast-iron log burner with exposed timber lintel and raised brick hearth.

Kitchen/Diner

Mainly comprising of a range of wall and base mounted matching units with solid worksurfaces incorporating a large enamel sink with mixer taps and tile splashback areas. Integrated dishwasher, electric oven, induction hob with stainless steel extractor canopy over. Tiling to walls, double glazed window to the rear elevation, original quarry tiled floor covering, exposed stone feature wall, period style radiator and useful storage located within a chimney recess.

Rear Hallway

With cottage style latched door to the side elevation providing access to the rear garden, tiled floor covering and original door leading to:-

Guest Cloakroom/Utility

With the continuation of the kitchen cupboards and hardwood worksurface incorporating a stainless steel circular sink with tap. Undercounter space and plumbing for washing machine, double glazed obscured window to the side elevation, tiled floor covering, wall mounted double radiator and low-level WC.

First Floor

Landing

Accessed via the main living room with attractive half wall wood panelling to walls, spotlights to ceiling and internal doors provide access to all bedrooms and bathroom. Useful storage alcove with shelving and ceiling mounted loft access point.

Bedroom 1

With double glazed cottage style window to the side elevation, feature pitched roof with exposed beam to ceiling, attractive wood panelling to walls and a feature exposed stone wall. Wall mounted double radiator and storage cupboard provides useful hanging and storage options.

Bedroom 2

With double glazed cottage style window to the front elevation, decorative picture rail, spotlights to ceiling, wood floor covering and wall mounted double radiator.

Bedroom 3

With double glazed window to rear elevation, painted floorboards, bespoke dressing table, wall mounted double radiator, space for wardrobes and wall mounted shelving/storage recess.

Beautiful Bathroom

Comprising of a three-piece suite that contains an encased with wall mounted 'Push Flush', bespoke vanity unit with inset sink and wall mounted embedded taps. Tile fronted bath with main fed shower and attachment over with complimentary glass shower screen. Spotlights and extractor fan to ceiling, wood effect vinyl floor covering, part tiling to walls, wall mounted period style radiator, and double glazed obscured window.

Outside

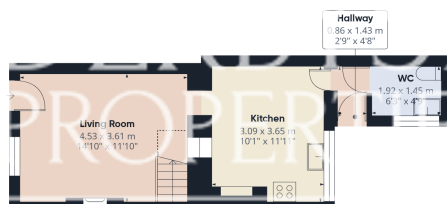
To the front elevation is a stone wall fronted courtyard with gated access to Street. The rear garden has been landscaped for low maintenance with a stone patio located directly behind the kitchen. Timber storage sheds and Stone steps lead to an elevated garden with gravelled floor covering and feature sandstone patio all enclosed by Stonewall boundaries and providing elevated views across the Derwent Valley.

Disclaimer

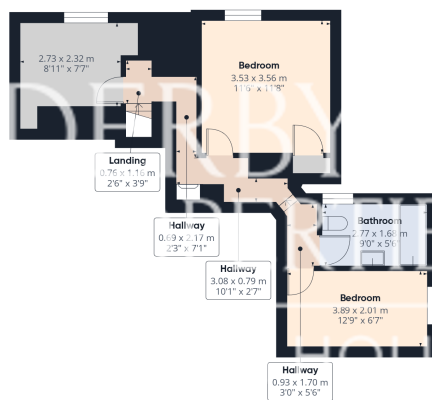
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.
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FLOORPLAN & EPC



Ground Floor



Floor 1

Approximate total area^(a)71.5 m²770 ft²

Reduced headroom

1.2 m²13 ft²

(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.

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