

Hopping Hill, Milford, Belper, Derbyshire. DE56 0RL

£235,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful and charming character cottage offering accommodation over three levels. Located within close proximity to Belper town centre and have an easy access to the A38. Appealing to potential buyers looking for a character cottage within easy reach of Belper or Derby making it highly desirable. Internally the property offers a living room, kitchen/dining room, and the first floor a beautiful master bedroom, second bedroom with access up to a converted attic room and bathroom. Outside to the front elevation is a neat courtyard style front garden and the rear garden offers a delightful low maintenance garden with stone wall boundaries and outbuildings. We recommend an early internal inspection and viewings can be arranged via Belper office on (01773) 820983.

## FEATURES

- Beautiful Character Cottage
- 3 Storey
- 2 Bedrooms + Loft Room
- Low Maintenance Courtyard Garden
- Original Character Features Throughout
- Sought After Location
- Walking Distance into Belper Town
- Kitchen/Diner
- Viewing Essential
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

3.89m x 4.45m (12' 9" x 14' 7") With hardwood door leading in from the front elevation, sash window, wall mounted radiator, original exposed beams to ceiling, staircase to 1st floor landing, TV point. The feature focal point of the room is a cast-iron gas 'living flame effect' fire with decorative wooden surround, tiled backdrop and raised hearth. Feature alcove and cottage style latch door leading through to kitchen/diner.

#### Kitchen/Diner

2.42m x 4.42m (7' 11" x 14' 6") This charming bespoke fitted kitchen comprises of a range of wall and base mounted matching units with inset 'Belfast sink with mixer taps. Integrated electric oven, 4 ring gas, hob and built in extractor canopy over, quarry tiled floor covering, windows to the rear elevation, feature door accessing the rear garden, exposed beams to ceiling and wall mounted radiator.

### First Floor

#### Landing

Accessed from the living room with exposed beams to ceiling, exposed wooden floorboards and original latched doors giving access to both bedrooms and bathroom.

#### Bedroom 1

2.74m x 4.06m (9' 0" x 13' 4") With double glazed sash window to the front elevation, wall mounted radiator, exposed beams and wooden floorboards, built in fitted wardrobe providing useful storage and hanging space.

#### Bedroom 2

2.42m x 1.99m (7' 11" x 6' 6") With secondary glazed window to the rear elevation, wall mounted radiator, exposed beams to ceiling, built-in bespoke bed with storage over and loft access with pull down the ladder giving access to the attic room.

### Bathroom

2.39m x 1.10m (7' 10" x 3' 7") Comprising of a three-piece white suite containing WC, pedestal wash hand basin, and wood panelled bath with shower attachment over. Wall mounted radiator, part tiling to walls, secondary glazed window, distressed wooden floorboards and exposed beams to ceiling.

### Second Floor

#### Attic Room

3.10m x 2.63m (10' 2" x 8' 8") Accessed from the 2nd bedroom.

### Outside

This beautiful courtyard style garden with original 'Flagstone' entertaining patio, attached brick outbuilding provides useful storage, outside WC (not connect to a water supply) and further detached outbuilding. The garden has been designed for low maintenance and is enclosed on all sides by Stone wall boundaries.

### 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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