





Horsley Road, Belper, Derbyshire DE56 0NE
£290,000 - Freehold



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this truly unique property that has been substantially extended and positioned on large plot garden. The current Vendor has significantly improved the property over a number of years adding a side and rear extension and superb loft conversion. The true value of the property is the substantial piece of garden land to the rear that offers stunning views across open countryside and could be used for a variety of purposes.

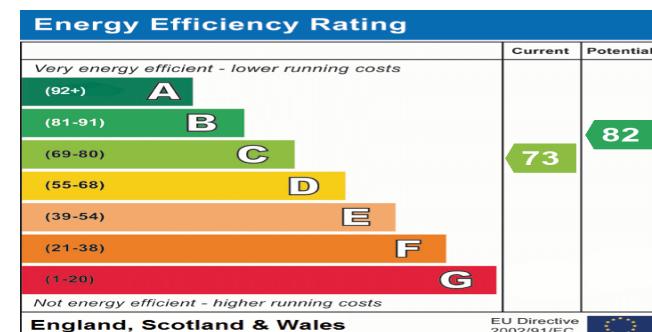
The property briefly comprises of :- extended side reception hall, shower room, living room, dining room, kitchen, utility room /breakfast room and boot room. To the first floor a landing provides access to 3 bedrooms and a family bathroom. The second floor loft conversion offers an additional double bedroom.

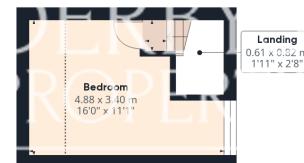
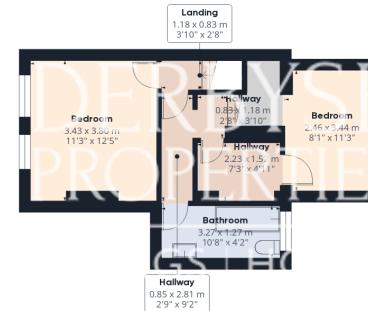
The rear garden office stunning views with a large courtyard style entertaining patio and raised Koi carp pond. Leading to a large area of lawn with timber fence and hedgerow boundaries and closing on all sides. This presently houses, dog kennels, timber garden shed and additional outbuildings.

We believe the potential buyer will be highly interested in the land/garden and an early internal inspection and external inspection is essential.

POINTS OF INTEREST

- Guide Price £290,000 - £300,000
- Extended End Terraced Cottage
- Extended Plot Garden
- Side/Rear Extensions & Loft Conversion
- Internal & External Viewing Is Essential
- Beautiful Countryside Views
- 2 Reception Room + Kitchen/Breakfast Room
- Shower Room & Bathroom
- Utility/Boot Room
- COUNCIL TAX BAND A





Approximate total area⁽¹⁾

109.84 m²
1182.31 ft²

Reduced headroom
2.92 m²
31.39 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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