



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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Derby Road, Belper, Derbyshire DE56 1UX
£220,000 - Freehold



PROPERTY DESCRIPTION

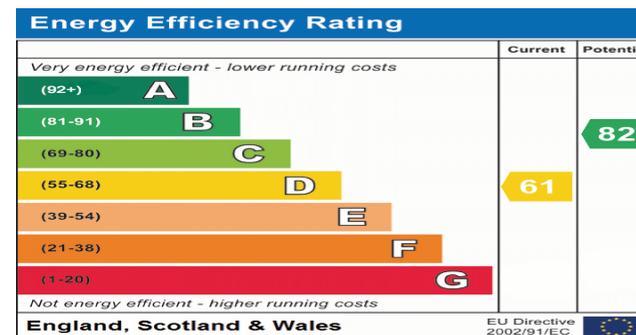
New to the market is this charming and deceptively spacious three-bedroom period home, enjoying a sought-after position with views towards The Chevin.

Beautifully presented throughout, the property blends character features with practical modern living. The heart of the home is a generous open-plan lounge and dining area, complete with feature fireplaces and a window seat perfectly positioned to take in the surrounding views. To the rear, an extended kitchen provides a well-equipped and light-filled space, with French doors opening onto enclosed seating area—ideal for relaxing or entertaining.

The accommodation is arranged over three floors, offering flexible living space throughout. The first floor hosts a unique and spacious bathroom with direct access to the garden, along with two further bedrooms, including a versatile split-level room. The second floor is dedicated to an impressive loft bedroom, enjoying far-reaching views and useful eaves storage. Externally, the property benefits from a professionally landscaped, low-maintenance rear garden with terraced seating areas—perfect for outdoor enjoyment. Offering a wonderful combination of space, character, and location, this is a home that will appeal to a wide range of buyers and must be viewed to be fully appreciated.

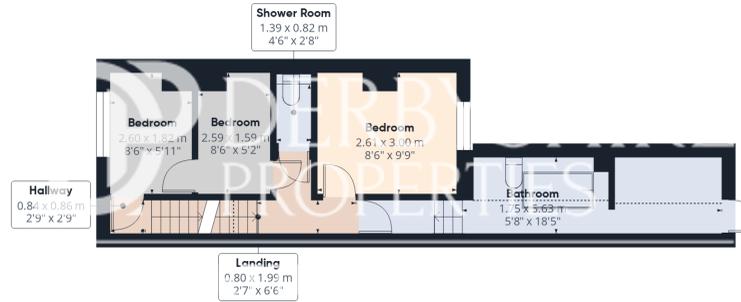
POINTS OF INTEREST

- Charming and deceptively spacious three-bedroom period home
- Accommodation arranged over three floors
- Spacious open-plan lounge/dining room with feature fireplaces
- Extended kitchen with skylights and French doors to outdoor seating area
- Impressive loft bedroom with far-reaching views and eaves storage
- Professionally landscaped, low-maintenance rear garden
- Close to Belper Town Centre





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

79.9 m²

861 ft²

Reduced headroom

6.2 m²

66 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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