

87 Belper Road, Bargate, Belper, Derbyshire. DE56 0SU

£290,000

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this spacious, extended mid terrace cottage located in a quiet and popular Hamlet of Bargate. The property benefits from superb far reaching views to the front and rear elevations.

The property briefly comprises of :- living room, inner hallway, sitting room and kitchen/breakfast room (extension). To the first floor a landing provides access to both double bedrooms and a large family bathroom suite. Externally the rear garden has been landscaped to an extremely high standard and offers high degree of privacy with superb uninterrupted countryside views to the rear elevation. We recommend an early internal inspection to avoid disappointment.

FEATURES

- Extended 2 Double Bedroom Cottage
- Spacious Light & Airy Living Spaces Throughout
- Stunning Views To The Front & Rear Aspects
- Beautiful Landscaped Garden
- 2 Reception Rooms With Feature Fire Places
- Spacious Kitchen/Breakfast Room (Extension)
- Sought After Hamlet Of Bargate
- COUNCIL TAX BAND A



ROOM DESCRIPTIONS

Property Information

**External Waterproof Coating to front and part of back in ProPerla (12/04/2024) (10 year guarantee)

- Solid Oak Flooring to Front Lounge
- Multi Fuel Cast Iron Stove in middle sitting room
- New Bathroom Fitted August 2017
- Fitted Bespoke Wardrobes and Radiator Cover.
- Baxi Combi Boiler fitted 08/04/2023
- Loft Ladder & Part Boarded Loft
- Sandstone Paving to front & back Patios
- Composite Front & Back Doors.

Living Room

Accessed via composite door from the front elevation into this light and airy living room with feature double glazed windows to the front elevation with bespoke shutters. Solid wood floor covering, wall mounted radiator, staircase to 1st floor landing, decorative coving and ceiling rose. The main feature of the room is a period cast-iron open fire with attractive surround and raised slate hearth. Shelving located in the chimney recess and internal door provide access:-

Inner Hallway

with under stairs storage cupboard and opening into :-

Sitting Room

With tiled floor covering, double glazed window with bespoke shutters to the rear elevation, decorative picture rail, wall mounted radiator. The focal point of the room is a beautiful cast-iron log burner with exposed timber lintel, and raised brick hearth. Internal door leads to :-

Extended Kitchen/Breakfast Room

This wonderfully light and airy room benefits from windows to the side elevations, French doors to the rear elevation and Velux skylights. The kitchen comprises of a range of base mounted storage units with solid wood work surfaces and floor to ceiling larder storage cupboards. 1 1/2 bowl stainless steel sink drainer unit, under counter space and plumbing for dishwasher, space for fridge/freezer, integrated oven and space for microwave, 4 ring gas hob with stainless steel extractor canopy over, under counter space and plumbing for washing machine. To the rear of the property is the breakfast room that benefits from an additional wall mounted radiator double glazed sealed unit door to the side elevation super pitched roof and tiled floor covering. The French doors provide an entry point to the garden and also provide beautiful uninterrupted views of the surrounding countryside.

First Floor

Landing

From the sitting room with internal doors leading to both bedrooms, bathroom and ceiling mounted loft access point.

Bedroom 2

Double glazed window to the front elevation with bespoke shutter blinds. Wall mounted radiator, storage cupboard and space wardrobes.

Bedroom 1

(currently used as the master bedroom) Located to the rear of the property with double glazed window with bespoke shutter blinds providing beautiful views over the garden and surrounding countryside. Wall mounted radiator with decorative cover, space for additional bedroom furniture and bespoke fitted wardrobes are located in the chimney recess and provide useful storage and hanging options.

Large Bathroom

This spacious family bathroom offers a four piece suite to include WC, vanity unit, roll top bath with shower attachment and separate large shower enclosure again with mains fed shower and attachment and complimentary glass screening. Attractive tiling walls, double glazed obscured window, tiled floor covering, linen storage cupboard and wall mounted chrome heated towel rail.

Outside

The attractive front elevation offers a well cared for front garden with wall boundaries to neighbouring properties and gated access to the street. The superb rear garden is divided into numerous sections with high-quality planting and shrubbery throughout. Immediately outside the rear elevation is a paved sandstone patio, raised and stocked flowerbeds and borders with cedar fencing/hedgerow boundaries to neighbouring properties. Gated access then leads to an area housing a new timber garden shed and log store. A gravelled pathway with inset paving, hedgerow boundaries and planted flowerbeds leads to an additional seating area enclosed by mature planting. The very top part of the garden is a beautiful and secluded area with sandstone paving, timber summerhouse and stunning open views.

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.



FLOORPLAN

