





Wisteria Cottage, Booth Gate, Belper, Derbyshire DE56 2BP
£315,000 - Freehold

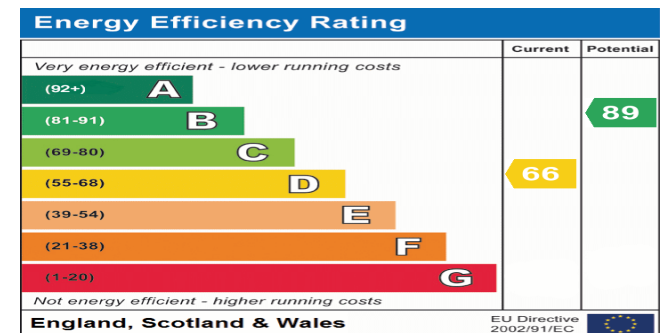


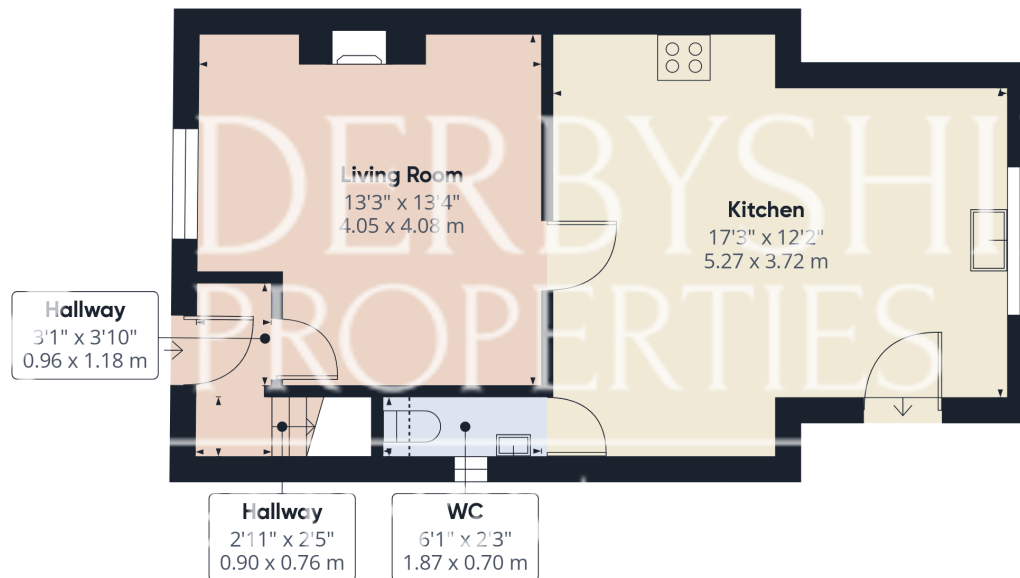
PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce this stunning character cottage benefiting from superb rear extension and beautiful countryside views. The property has undergone an extensive refurbishment program that includes a superb rear extension creating an open plan living kitchen that boasts charm and style. The property briefly comprises of:- entrance hall, living room, superb plan living kitchen and downstairs WC. To the first floor are landing provide access to 2 double bedrooms and beautifully appointed bathroom suite. Externally the property benefits from a wall frontage to the front elevation and a side driveway that provides parking for three vehicles and provide access to a carport. The rear garden has been landscaped and offers a private lawn, decking and beautiful open view views to the rear aspect.

POINTS OF INTEREST

- Stunning Semi Detached Cottage
- Superb Living Kitchen (Extension)
- 2 Double Bedrooms & 1 Reception Room
- Downstairs Cloakroom
- Landscaped Private Rear Garden
- Driveway & Carport
- Semi Rural Location With Countryside Views
- Ideal Down Size
- View Absolutely Essential!
- COUNCIL TAX BAND B





Ground Floor



Floor 1

Approximate total area⁽¹⁾

778.98 ft²

72.37 m²

Reduced headroom

2.07 ft²

0.19 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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