

Long Row, Belper, Derbyshire. DE56 1DS

£325,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce this beautifully presented three bedroom cottage boasting charm and character throughout. The property briefly comprises of:- a large living/dining room, beautifully appointed farmhouse kitchen with attractive heritage tiling, rear hallway and family bathroom with feature wet-room shower. To the first floor a landing leads to 3 double bedrooms. Externally the property offers a small frontage with wall boundary to neighbouring properties and a superb fully enclosed private rear garden with brick outbuilding, stone terrace, pond, lawn, shed and summer house. The location is highly regarded locally and properties within this area offer superb access to all local amenities. Belper train and bus station are also within a five minute walk alongside superb country walks. An early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Character Cottage
- 3 Double Bedrooms & 1 Large Reception Rooms
- Charm & Character Throughout
- Superb Private Rear garden
- Ground Floor Family Bathroom
- Farmhouse Style Kitchen
- Sought After Location
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### Large Living/Dining Room

4.08m x 3.25m (13' 5" x 10' 8") 4.07m x 1.99m (13' 4" x 6' 6") Entered via the front garden is this superb lounge/dining room with two windows to the front elevation, wall mounted radiators and lighting, TV point and exposed beams to ceiling. The feature focal point of the room is an cast iron gas fire with decorative surround and raised tiled hearth. Internal door leads to :-

### Kitchen

4.41m x 3.32m (14' 6" x 10' 11") This beautifully presented farmhouse style kitchen comprises of a range of base mounted pine storage units with solid wood work surface incorporating a large Belfast sink. Heritage tiling to walls, wall mounted shelving, space for dining table, original quarry tiled floor covering, wall mounted radiator, feature exposed brick wall, under-stairs storage cupboard, staircase to the first floor landing and sash window to the rear elevation. The feature focal point of the room is a stainless steel gas range with stainless steel extractor and splashback. Undercounter space and plumbing for dishwasher and wall mounted gas combination boiler. Door opening leads to:-

### Rear Hall

1.46m x 2.06m (4' 9" x 6' 9") With the continuation of the quarry tiled floor covering from the kitchen, Wall mounted radiator, window and door to the rear elevation, exposed beams to ceiling and fully tiled walls. Internal door leads to:-

### Ground Floor Family Bathroom

2.78m x 2.02m (9' 1" x 6' 8") This superb bathroom comprises of a encased WC, large vanity unit with inset sink, bath with centrally mounted taps/shower attachment and wet room shower with mains fed shower and attachment and complementary floor to ceiling glass screening. Spotlights and extractor fan to ceiling, tiled floor covering, wall mounted chrome heated towel rail.

### First Floor

### Landing

1.92m x 1.20m (6' 4" x 3' 11") Accessed via the kitchen with window to side elevation and internal doors accessing all three bedrooms.

### Bedroom 1

4.09m x 4.43m (13' 5" x 14' 6") With dual aspect sash Windows to the front and rear elevations, space for wardrobes. The feature focal point of the room is an exposed brick chimney breast with inset cast-iron fireplace.

### Bedroom 2

4.08m x 1.97m (13' 5" x 6' 6") With sash window to front elevation, wall mounted radiator and fitted wardrobes.

### Bedroom 3

3.44m x 3.38m (11' 3" x 11' 1") Sash window to the rear elevation, wall mounted shelving, feature fireplace and wall mounted radiator.

### Outside

To the front elevation is a small frontage garden with wall boundary to Street, accessing the front door. The superb garden firstly offers a Flagstone entertaining terrace, two brick outbuildings with light power and plumbing, mature hedgerow boundaries to neighbouring properties and large fishpond and pump. A gravelled walkway then leads to an area of lawn with wicker fencing, timber garden shed and large timber summer house with light and power.

### Disclaimer

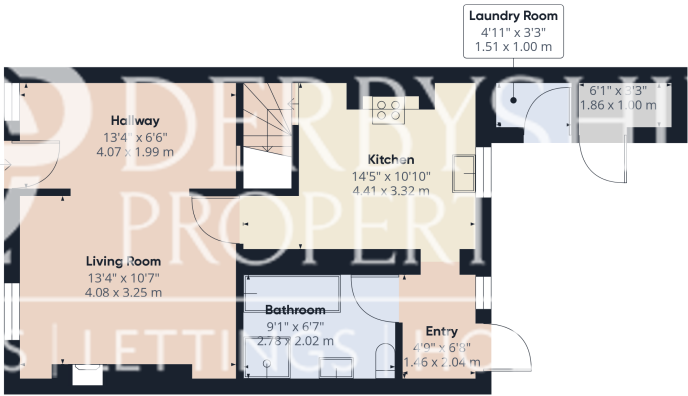
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



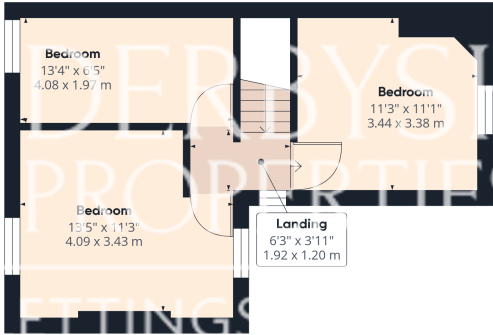




FLOORPLAN



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
893.51 ft<sup>2</sup>  
83.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360