



£260,000

Mill Street, Belper DE56 1DT

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful Character Cottage
- 2 Double Bedrooms
- Extended Lounge/Dining Room
- Superbly Appointed Kitchen
- Cottage Garden With Elevated Views
- Attractive Front Courtyard Garden
- Belper Town Centre Location
- Original Character Features Throughout
- View Essential
- Council Tax Band A

## Property Description

Derbyshire Properties are delighted to present this stunningly beautiful character cottage, benefiting from a wealth of original features and located within close proximity to Belper town centre.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented period mid terrace cottage located in Belper town centre. The property benefits from a beautiful rear extension with bifold doors opening out onto a pleasant cottage style garden. A wealth of original features can be found, including sash windows, exposed beams and Stone fireplace etc. The property is located within a walking distance of all Belper towns amenities and both the bus station and train station are easily accessible. We recommend the property would ideally suit people looking to downsize, first time buyers and even potential buyers looking for a holiday or second home.

### Front Courtyard Garden

Accessed from the Street via a iron gate with attractive stone wall boundaries. Cobbled courtyard with raised planting beds and external door giving access to the kitchen.

### Kitchen

4.48m x 2.30m (14' 8" x 7' 7") Located to the front of the property is this delightful beautifully presented kitchen that comprises of a range of 'Shaker' wall and base mounted units with solid wood work surfaces incorporating a 'Belfast' sink with mixer taps. Integrated appliances include electric oven, 4 ring gas hob and stainless steel extractor canopy over. Integrated dishwasher and washing machine. Wall mounted radiator, tiled floor covering, beams to ceiling, feature exposed brick wall, windows to the front and side elevations, space for 'American style' fridge/freezer and opening into the main lounge area.

### Extended Lounge/Diner

6.18m x 3.99m (20' 3" x 13' 1") Lounge area - with feature wood floor covering, open staircase to 1st floor landing with under stairs study area, wall mounted radiator, exposed beams to ceiling, TV and telephone points. The feature focal point of the room is an original stone fireplace with inset cast-iron log burner set on tiled floor covering and exposed brick backdrop.

Dining area -with the continuation of the wood floor covering from the lounge, wall mounted radiator, 'Velux' skylight to the rear elevation and hardwood bifold doors accessing the rear garden. Internal cottage style latched doors accessing the downstairs bathroom.

### Bathroom

1.04m x 0.86m (3' 5" x 2' 10") Comprises of WC, pedestal wash hand basin and bath with shower attachment over, tiled walls, spotlighting, extractor fan and wall mounted chrome heater towel rail.

### First Floor

#### Landing

0.89m x 0.70m (2' 11" x 2' 4") Accessed via the lounge area with feature exposed beams to ceiling and two internal cottage doors accessing both bedrooms.

#### Bedroom 1

3.37m x 3.31m (11' 1" x 10' 10") Located to the rear of the property and having sash windows to the front and rear elevations, exposed beam to ceiling, TV point and in built fitted wardrobe providing useful storage and hanging space.

#### Bedroom 2

4.49m x 2.23m (14' 9" x 7' 4") With sash window to the front elevation, exposed beam and spotlights to ceiling, wall mounted radiator and space for wardrobe.

#### Outside

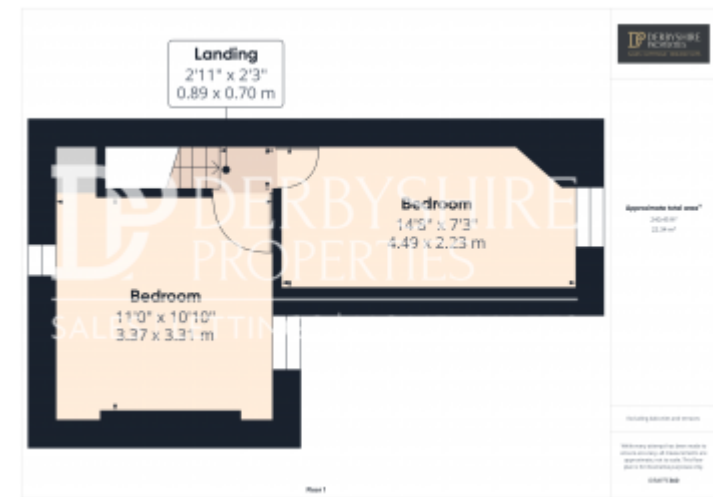
The beautiful rear garden has been landscaped and provides a small paved entertaining patio, lawn with gravelled borders and attractive stone wall boundaries, stocked flowerbeds, trellising and secondary patio with garden shed. The property benefits from an elevated position and offers attractive views over Belper, the Chevin and the historic Belper Mill.

#### 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.

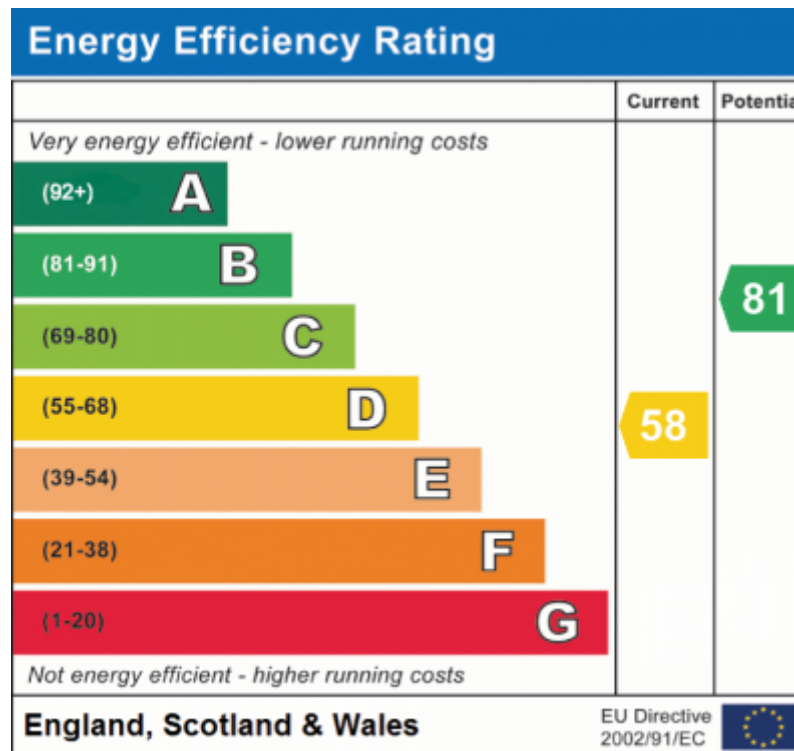






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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