



£200,000

Nottingham Road, Belper DE56 1JH

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- \*\*\*GUIDE PRICE  
£200,000 - £220,000 \*\*\*
- Extended Mid Terraced Cottage
- 2 Double Bedrooms & 2 Reception Rooms
- Superb Landscaped Rear Garden
- Large Downstairs Bathroom
- Ideal First Time Buy
- Walking Distance into Belper Town
- COUNCIL TAX BAND A
- Viewing Absolutely Essential

## Property Description

\*\*\*GUIDE PRICE £200,000 - £220,000 \*\*\* Welcome to this charming and character-filled two double bedroomed cottage, located within walking distance to the bustling town centre of Belper. This quaint home also boasts a cosy attic space, perfect for a home office or additional living area. Enjoy stunning views of the countryside , providing a peaceful retreat from the hustle and bustle of everyday life. Don't miss out on the opportunity to make this picturesque property yours.

## Main Particulars

\*\*\*GUIDE PRICE £200,000 - £220,000 \*\*\* Nestled in the charming town of Belper, this two double bedroom character cottage is a true gem. With an inviting lounge, spacious dining room, and fully equipped kitchen, this home is perfect for both entertaining guests and enjoying quiet nights in. The attic space offers endless possibilities, whether you need extra storage or desire a cosy reading nook with panoramic views of the surrounding area.

### Living Room

Entered via composite door from the front elevation, wall mounted radiator, UPVC A rated sash window to the front elevation offering views, exposed beams to ceiling, TV aerial point, decorative wall lighting and door opening into the dining area. The feature focal point of the room is an inset cast iron multi fuel log burner with exposed brick, backdrop and raised stone hearth.

### Dining Room

With ceramic tiled floor covering, double glazed window to the rear elevation, expose beams to ceiling, wall mounted period style radiator and under stairs storage alcove . The feature focal point of the room is an original exposed fireplace with inset log burner, timber stone lintel and exposed brick backdrop. Internal door and doorway lead to kitchen and first floor landing.

### Kitchen

Comprising of range of matching wall and base mounted units with roll top worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Under counter space and plumbing for wash machine, integrated five ring gas hob with stainless steel extractor canopy over, integrated electric oven. Double glazed window and door to the side elevation, ceramic tiled floor covering and spotlights to ceiling.

### Utility Area

With the continuation of the top floor covering from the kitchen, base mounted storage cupboard housing combi boiler , tiling walls, double glazed window and wall mounted shelving. Internal door leads to:-

### Ground Floor Bathroom

Comprising of a four piece suite to contain WC, pedestal wash hand basin, Jacuzzi bath and large shower enclosure with mains fed shower and attachment and complementary glass shower screening. Ceramic tiled floor covering, wall mounted period style radiator, Heated towel rail, double glazed window, wall mounted extractor fan and spot lighting to ceiling.

### First Floor Landing

Accessed via the dining area with internal doors leading to 2 double bedrooms.

#### Bedroom 1

With UPVC A rated double glazed sash window to front elevation offering superb elevated countryside views, wall mounted period style radiator.

#### Bedroom 2

With double glazed window to the rear elevation, wall mounted period style radiator and fitted storage cupboards

#### Outside

To the front elevation is a small courtyard garden with wall boundary to street and paved pathway to the front door. The superb rear garden has been landscaped and tiered offering a full width decking entertaining terrace immediately to the rear of the property. Sleeper edged retaining wall with inset steps leads to an area of lawn with stocked borders and pathway leading to a paved area with timber garden shed, stonewall boundaries, and raised stocked flowerbeds. Further steps lead to another raised timber decking terrace with timber fence boundaries offering superb elevated views over rooftops.







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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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