



£249,950

Belper Lane, Belper DE56 2UG

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Period Mid Terrace Cottage
- Stunning Landscaped Garden With Views
- 2 Double Bedrooms & 1 Reception Rooms
- Large Kitchen/Diner
- Ground Floor Bathroom
- Very Highly Regarded Area
- Close Proximity To Belper Train Station & Town
- Ideal Downsize or First Time Buy Or Down Size
- Viewing Advised
- COUNCIL TAX BAND A

## Property Description

Located in one of Belper's most highly desirable locations is this charming period mid terrace property with beautifully landscaped gardens to the front and rear elevations.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this charming two double bedroom period mid terrace cottage located within close proximity to Belper town centre. The property briefly comprises of living room, large dining/kitchen and ground floor bathroom. To the first floor a landing leads to 2 double bedrooms. Externally the property offers a professionally landscaped frontage and a beautiful enclosed private landscaped garden that offers high degrees of privacy and views. We believe the property would ideally suit potential buyers to include first time buyers and those looking to downsize. An early internal inspection should be undertaken to avoid disappointment.

### Living Room

3.64m x 3.87m (11' 11" x 12' 8") Accessed via a hardwood door from the front elevation, decorative dado rail, wall mounted radiator, decorative coving to ceiling, TV point and double glazed bay window to the front elevation. The feature focal point of the room is a an exposed fireplace with painted surround and raised tiled hearth. Latched door leads to:-

### Kitchen/Diner

3.37m x 3.86m (11' 1" x 12' 8") Comprising of a range of wall base mounted units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback areas. Undercounter space and plumbing for washing machine, 4 ring gas hob with stainless steel splashback and pull out extractor over. Integrated microwave and electric oven, wall mounted gas central heating boiler, breakfast bar with glass display cabinet over, tiled floor covering, wall mounted radiator and internal doors leading to the first floor landing and rear hallway.

### Rear Hall

1.20m x 0.85m (3' 11" x 2' 9") Located between the kitchen and bathroom with external composite door providing access to a rear courtyard garden.

### Ground Floor Bathroom

2.07m x 1.30m (6' 9" x 4' 3") Comprising of a three-piece white suite containing WC, pedestal wash hand basin and panelled bath with shower attachment over. Tiling to walls, half wall wood panelling, extractor fan, tiled floor covering, wall mounted radiator and double glazed obscured window.

### First Floor

### Landing

0.85m x 0.90m (2' 9" x 2' 11") Accessed via the kitchen/dining room within internal latched doors giving access to both bedrooms and ceiling mounted loft access point.

#### Bedroom 1

3.61m x 3.87m (11' 10" x 12' 8") With double glazed window to the front elevation offering super views over Belper, wall mounted radiator, exposed floorboards, TV aerial point and built-in fitted wardrobe .

#### Bedroom 2

3.37m x 3.84m (11' 1" x 12' 7") With double glazed window to the rear elevation overlooking the superb landscaped rear garden and views beyond. Wall mounted single radiator, exposed floorboards and fitted wardrobe.

#### Outside

The front garden has been professionally landscaped and offers a stone wall boundary, lawn with rockery and a range of inset planting, shrubbery and hedging with well stocked flowerbeds.

The rear courtyard garden firstly offers a small area enclosed by wall boundary and gated access to the main garden. Gravelled floor covering and direct access to the rear hallway.

The main garden has been purchased in addition to the main property and has been lovingly landscaped creating a tranquil and peaceful area benefiting from superb views providing high degrees of privacy from neighbouring properties. The main part of the garden is a lawn with the range of inset fruit trees surrounded by well stocked flowerbeds and borders, hedging, gravelled pathways, and a number of different trees. A timber summer house, is also located and would be an ideal place for outdoor eating/entertaining.

#### 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.









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

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