



£280,000

Bridge Street, BELPER DE56 1BA

Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Detached Cottage
- 3 Bedrooms & 2 Reception Rooms
- Unique Opportunity
- Located In The Heart Of Belper Town Centre
- Parking for 4-5 Cars
- Local Amenities & Great Transport Links
- View Absolutely Essential!
- COUNCIL TAX BAND D

## Property Description

An Opportunity to acquire this true rarity hitting the open market. Located in the heart of Belper town Centre is this detached three bedroomed property offering secluded position with a wealth of parking.

## Main Particulars

Derbyshire Properties are delighted to present for sale this 3 bedroom detached family home located in the heart of Belper. The property is located in a secluded location and offers parking for 3 to 4 vehicles. Briefly comprising of sitting room, living room, kitchen and utility room. To the first floor a landing provides access to 3 bedrooms and bathroom. Externally the property is located behind a large wooden gate. The driveway provides parking for 3 to 4 vehicles with wall boundaries providing high degrees of privacy. The rear courtyard garden offers a private outside eating space. We believe the property will generate high levels of interest due to its unique nature and viewings are essential

### Living Room

Accessed via hardwood door from the front elevation, decorative wall lighting and coving, window to the front elevation and TV point. Wood floor covering, shelving in the chimney recess and the prominent feature focal point of a cast iron gas fire with original stone surround and raised hearth with exposed brick backdrop.

### Sitting Room

This large room spans the whole length of the property and has windows to the front and French doors to the rear elevation. Solid wood floor covering, additional windows to the side elevation, decorative wall lighting and coving. The feature focal point of the room is a gas living flame effect fireplace with raised stone hearth.

### Kitchen

Comprising of a range of wall and base mounted matching units with roll top worksurface incorporating a one and a half bowl sink drainer unit with mixer taps and tile splashback areas. Integrated appliances include electric oven, flooring gas hob with stainless steel extractor canopy. Under cupboard lighting, tiled floor covering, wall mounted alarm control panel, staircase to 1st floor landing with useful under stairs storage cupboard. Double glazed window to the rear renovation and doorway leading to:-

### Utility Room

(extension) With double glazed windows to the rear and inside elevations, stable door, wall base mounted units with surface, undercounter space plumbing for washing machine and space for the fridge/freezer.

### First Floor

### Landing

Accessed via the kitchen with internal doors accessing all three bedrooms and bathroom. Linen storage cupboard, ceiling mounted loft access point and decorative dado rail.

#### Bedroom 1

With double glazed window to the front elevation, wall mounted storage heater, fitted cupboards and wardrobes.

#### Bedroom 2

With double glazed window to the front elevation, wall mounted electrical storage heater and a range a fitted wardrobes providing ample storage and hanging space.

#### Bedroom 3

(currently used as a dressing room) with window to the side elevation, electrical storage heater and additional window to the rear aspect.

#### Bathroom

Comprising the three-piece suite to include WC, pedestal wash hand basin and wood panelled bath with mains shower and attachment over with complimentary folding shower screen. Wall mounted boiler, fully tiled walls, double glazed obscured window, wall mounted extractor fan and wood floor covering.

#### Outside

The property as a approached via a large solid wood gates from the front elevation with wall boundaries that provide parking for 3 to 4 cars. A additional timber gate is also located to the front aspect. The delightful rear courtyard garden benefits from raised planting beds, pond and wall boundaries with useful covered storage area.

#### 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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