



£315,000

Booth Gate, Belper DE56 2BP

Cottage | 2 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Stunning Semi Detached Cottage
- Superb Living Kitchen (Extension)
- 2 Double Bedrooms & 1 Reception Room
- Downstairs Cloakroom
- Landscaped Private Rear Garden
- Driveway & Carport
- Semi Rural Location With Countryside Views
- Ideal Down Size
- View Absolutely Essential!
- COUNCIL TAX BAND B



## Property Description

New to the market is this truly beautiful semi detached cottage benefiting from a large rear extension and offering superb views to the front and rear elevations.

## Main Particulars

Derbyshire Properties are delighted to introduce this stunning character cottage benefiting from superb rear extension and beautiful countryside views. The property has undergone an extensive refurbishment program that includes a superb rear extension creating an open plan living kitchen that boasts charm and style. The property briefly comprises of:- entrance hall, living room, superb plan living kitchen and downstairs WC. To the first floor are landing provide access to 2 double bedrooms and beautifully appointed bathroom suite. Externally the property benefits from a wall frontage to the front elevation and a side driveway that provides parking for three vehicles and provide access to a carport. The rear garden has been landscaped and offers a private lawn, decking and beautiful open view views to the rear aspect.

### Entrance Hall

Entered via composite door from the front elevation into this spacious light and airy hallway. Exposed wooden beams to ceiling, wall mounted radiator with decorative cover, carpeted staircase to the 1st floor landing and internal oak door leads to:-

### Living Room

This beautifully presented light and airy room benefits from a double glazed mock sash window to the front elevation that provides views over open countryside. Solid wood floor covering, TV point, decorative wall lighting, wall mounted radiator with decorative cover and exposed beams to ceiling. The feature focal point of the room is a cast-iron log burner with modern surround, exposed timber lintel and raised hearth.

Internal oak door leads to :-

### Superb Living/Kitchen (Rear Extension)

This stunning extension at the rear of the property comprises of a large kitchen with a range of wall and base mounted shaker units incorporating Belfast sink with mixer taps and future tiles splashback's. Numerous incorporated appliances include dishwasher, washing machine, microwave oven, gas range with extractor over and integrated fridge/freezer. Under cupboard lighting, wall mounted modern vertical radiators, spotlights and Velux windows to ceiling, double glazed window to the rear elevation overlooking the rear garden, composite door to the side elevation, TV point. Internal door leads to:-

### Cloakroom/WC

With low-level WC, slimline vanity unit with tile splashback, wall mounted heated towel rail, double glazed window and wall mounted extractor fan.

### First Floor

### Landing

Accessed via the main entrance hall with wall mounted radiator and internal doors accessing both bedrooms and bathroom.

### Bedroom 1

With double glazed mock sash window to the front elevation providing beautiful views over open countryside. Wall mounted radiator, TV point, space for bedroom furniture and useful over stairs storage cupboard/wardrobe with wall mounted radiator.

### Bedroom 2

With double glazed window to the rear elevation of offering countryside views and wall mounted radiator.

### Bathroom

Comprising of a three-piece white modern suite to include panelled bath with wall mounted main fed shower and attachment over and complementary glass shower screen. Low level WC, vanity unit, part wall tiling, double glazed obscured window, vinyl floor covering, wall mounted chrome heated towel rail, and wall mounted extractor fan.

### Outside

The front elevation has a walled frontage to the street and to the side elevation is a driveway that provides parking for three vehicles and provides access to a carport, access via a metal security gate. External lighting and block paved pathways.

The superb rear garden offers a full width block paved patio with pergola providing access to a private lawn with decking terrace that houses a garden shed. Sleeper edged borders with stocked flowers, timber fenced boundaries, hardstanding for additional shed and further gravelled seating area located at the very top of the garden providing a very pleasant outside entertaining area.

### Disclaimer

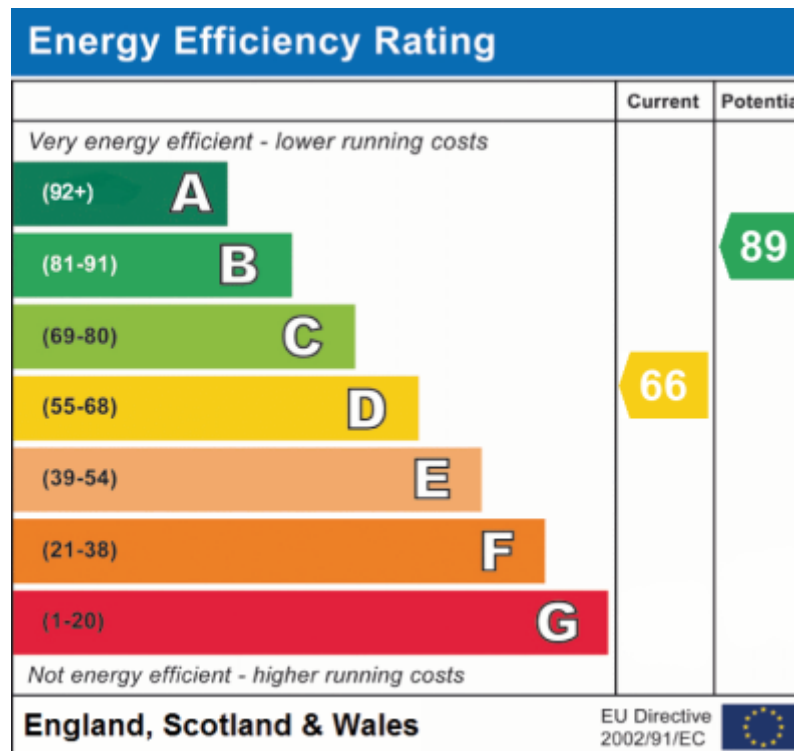
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 820983

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