



£190,000

Church View, Belper DE56 1JB

| 2 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- No Chain
- Parking
- Central Belper Location
- Freehold
- En-suite and Family Bathroom
- Set within a small select development
- 2 bedrooms
- Council Tax Band B

## Property Description

Derbyshire properties are pleased to present this beautifully presented two bedroom coach house, located on an exclusive development a short walk from Belper town centre. Offered with vacant possession / no chain.

## Main Particulars

Derbyshire Properties are pleased to present this beautifully presented two bedroom coach house, just a short walk away from Belper Town Centre. The property is set within a small private development and briefly comprises well proportioned living space, kitchen, two double bedrooms (master with en-suite) and separate shower room. Externally there is parking to the side and views over St Peters Church.

### Ground Floor

#### Entrance Hall

Entered via a modern entrance door with glazed panels into a spacious entrance hallway with wall mounted radiator, wood effect laminate floor covering and access into a shower room, second bedroom and useful storage cupboard. Staircase leads to the first floor landing.

#### Bedroom 2 / Office

8' 4" x 9' 10" (2.54m x 3.00m) With a double glazed window to the side elevation and wall mounted radiator.

#### Ground Floor Shower Room

3' 10" x 9' 2" (1.17m x 2.79m) This well presented three piece white suite contains a low level WC, pedestal wash basin with tiled splash back and shower enclosure with glazed screen and mains fed shower attachment over. With a ceiling mounted extractor fan, wall mounted radiator, double glazed obscured window and vinyl floor covering.

#### Landing

13' 4" x 6' 0" (4.06m x 1.83m) Providing access into the open plan living kitchen and master bedroom with ensuite. There is a wall mounted radiator and a Velux skylight allows a good level of natural light.

#### Kitchen/Living Area

12' 6" x 14' 2" (3.81m x 4.32m) This beautiful light and airy room benefits from double glazed windows to both aspects, wall mounted radiator, wood effect laminate floor covering and TV point. The room incorporates a fully equipped integrated kitchen comprising a range of matching wall and base cupboards with flat edged worksurfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps. Integrated appliances include an integrated Neff oven, gas hob with extractor hood over and space for fridge freezer.

#### Master Bedroom

8' 5" x 10' 2" (2.57m x 3.10m) Having a double glazed window to the front elevation, wall mounted radiator, built-in fitted wardrobes providing useful storage and

hanging facility and loft hatch providing access to the roof space. An internal door gives access to en-suite bathroom.

#### En-suite

5' 8" x 9' 5" (1.73m x 2.87m) ) A three piece white suite comprising of a low flush WC, pedestal wash hand basin with tiled splashback and panelled bath with wall mounted mains fed shower attachment over with glass complimentary shower screen. There is a ceiling mounted extractor fan, inset ceiling spotlights spotlights, Velux skylight, tiled floor covering, and wall mounted chrome heated towel rail.

#### Outside

#### Outside Area

The property enjoys an allocated parking space to the rear of the property.

#### 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.

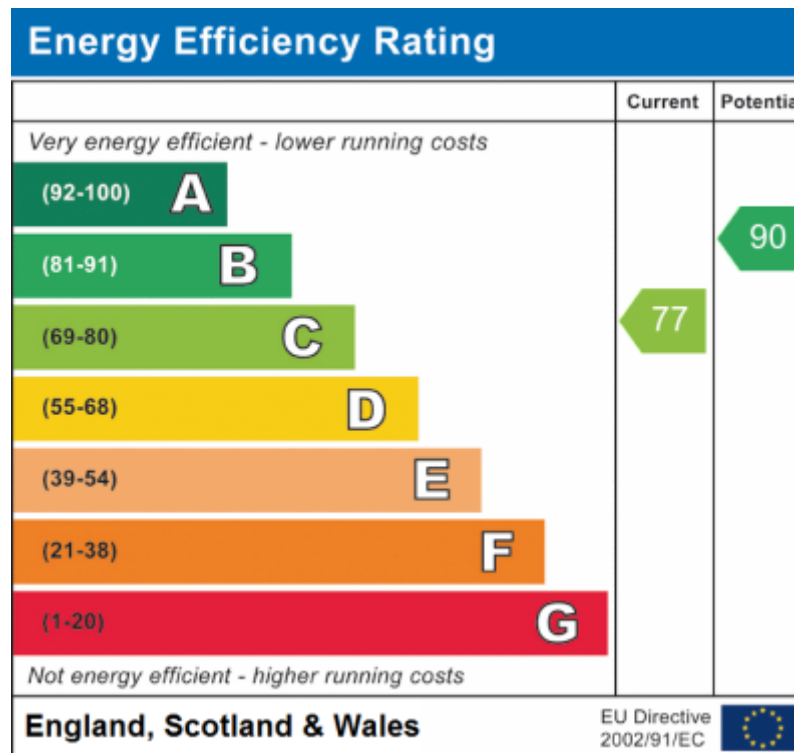






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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



Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)