



£215,000

Nottingham Road, Belper DE56 1JL

Terraced House | 2 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Period Stone Cottage
- Easy reach of Belper Town Centre
- Original Features
- Two Bedrooms
- Delightful Rear Garden
- Viewing Highly Recommended
- Stunning Presentation Throughout
- Kitchen/Dining Room
- Ideal First Time Buy
- COUNCIL TAX BAND A

## Property Description

An opportunity to acquire this period Stone cottage located within an easy reach of Belper town Centre and offering superb interior spaces.

## Main Particulars

Derbyshire Properties are pleased to present this charming period mid terraced cottage conveniently located within easy reach of Belper town centre.

The property features a superb Lounge with original features and a Kitchen/Dining room at the rear. On the first floor, a landing provides access to Two Bedrooms and a beautifully appointed bathroom suite.

The delightful rear garden has been landscaped to a high standard, offering a high level of privacy and attractive outdoor entertaining and dining spaces. We believe this property will be ideal for first-time buyers, those looking to downsize, and couples.

### Living Room

12' 5" x 11' 8" (3.78m x 3.56m) Accessed via composite door from the front elevation, sash window with bespoke blinds, wall mounted radiator, wood floor covering, TV point and beams to the ceiling. The focal point of the room is an original painted fireplace with cast iron log burner set upon a raised hearth.

### Inner Hallway

With the continuation of the floor covering from the living room and carpeted staircase to the first floor landing.

### Kitchen / Dining Room

14' 1" x 9' 3" (4.29m x 2.82m) Comprising of a modern shaker style kitchen with flat edged work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback. Integrated electric oven, four ring gas hob with stainless steel extractor canopy and under counter space and plumbing for washing machine. Double glazed windows and composite door to the rear elevation, wood floor covering, wall mounted radiator, spotlights to ceiling, space for an American style fridge freezer and super bespoke fitted large storage cupboards and coffee making workstation.

### First Floor

### Landing

Access from the inner hallway, decorative dado rail and internal doors leading to both bedrooms and bathroom.

### Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m) With sash window to the front elevation, decorative picture rail, wall mounted radiator, attractive panelling to walls and range of bespoke fitted bedroom furniture providing useful storage and hanging space.

### Bedroom Two

9' 5" x 9' 0" (2.87m x 2.74m) With sash window to the rear elevation, wall mounted radiator and beautiful views across the garden.

### Shower Room

5' 10" x 5' 6" (1.78m x 1.68m) This beautifully presented three-piece shower suite comprises of a WC, vanity unit and shower enclosure with wall mounted electric shower and attachment. Part tiling to walls, spotlights and extractor fan to ceiling, tiled floor covering, wall mounted chrome heated towel rail and double glazed obscured window to the rear elevation.

### Outside

To the front elevation is a small frontage with wall to street and side access pathway. The superb rear garden starts with an extremely private entertaining terrace with attractive timber pergola covered seating area, timber floor covering and lighting. Steps lead to a further bespoke seating area housing an L shaped bespoke seat. A paved pathway then leads to the top garden which is mainly laid to lawn and has stocked flowerbeds and borders all enclose by mature screening.

### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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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