



£225,000

Well Lane, Belper DE56 0QQ

Terraced House | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Stone-Built Terraced Cottage
- 1 Large Bedroom & Separate Dressing Room
- Sought after village location
- Exposed Beams
- Professionally Landscaped Rear Garden
- Viewing highly recommended
- COUNCIL TAX BAND B

## Property Description

An opportunity to acquire this superb Stone-built mid terrace cottage benefiting from a superb elevated position and located in the highly sort of the village of Milford.

## Main Particulars

Derbyshire Properties is thrilled to present this beautifully presented character stone cottage, located in the highly regarded village of Milford.

Upon entering the property, you will be greeted by its charm and character, featuring exposed beams, stone walls, and original fireplaces. The kitchen is light and airy, benefiting from dual aspect windows.

On the first floor, the landing leads to a spacious master bedroom that offers stunning elevated views, along with a dressing room and a bathroom. The rear garden has been professionally landscaped, showcasing a lovely tea garden with exposed stone walling and scenic views.

We believe this property would be ideal for singles or couples and would make an excellent choice for those looking to downsize. An internal inspection is essential to avoid missing out on this opportunity.

### Entrance

Entered via a hardwood door with glass inserts from the front elevation into this light and airy entrance with tiled floor covering and feature bespoke floor to ceiling storage cupboards. Cottage doors then provide access to both the kitchen and living room.

### Kitchen

12' 8" x 7' 2" (3.86m x 2.18m) Comprising of a range of base mounted storage cupboards and drawers with modern solid wood worksurface incorporating sink drainer unit with feature tap. Freestanding electric cooker, wall mounted shelving, spotlighting, wall mounted period style radiator, half wall wood panelling to walls, space for fridge freezer and windows to both the front and rear elevations.

### Living Room

12' 9" x 11' 9" (3.89m x 3.58m) With Sash window to the front elevation, wall mounted period radiator, TV point, exposed stone feature wall and stable door to the rear elevation. Decorative wall lighting, half wall wood panelling and exposed beams to ceiling. The feature focal point of the room is a cast-iron log burner set within an original fireplace with exposed stone lintel and exposed brick backdrop.

### First Floor

#### Landing

Access via the living room with internal doors leading to dressing room and bedroom.

#### Bedroom One

12' 9" x 11' 4" (3.89m x 3.45m) With original sash window to the front elevation providing superb views over Milford. Decorative coving to ceiling, exposed chimney breast, wall mounted radiator and fitted wardrobe.

#### Dressing Room

7' 2" x 5' 3" (2.18m x 1.60m) With original sash window to the front elevation, wall mounted radiator and internal cottage door providing access to:-

#### Bathroom

7' 3" x 7' 1" (2.21m x 2.16m) Comprising of a three-piece suite to include WC, wash handbasin and panelled bath with shower attachment over. Part tiling to walls, wood floor covering, wall mounted chrome heated towel rail, sash window to the rear elevation and decorative dado rail.

#### Outside

The garden is located to the rear elevation and has a courtyard with raised retaining Stone wall, raised sleeper flowerbeds and borders. Stone steps with handrail then lead to the superb landscape garden which has sleeper edged planting beds and borders, cobbled paved pathways and a raised paved terrace that provide views across Milford and beyond. Stone storage shed outside tap and lighting.

#### 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.
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- 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.

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