



£295,000

The Fleet, Belper DE56 1NU

Cottage | 2 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Stone Cottage
- Views over the Chevin
- Ideally located for the Town Centre
- Two Bedrooms
- Landscaped Rear Garden
- Viewing an Absolute Must
- En-Suite To Master Bedroom
- COUNCIL TAX BAND A

## Property Description

Located close to Belper town Centre is this beautifully presented, charming stone cottage built circa 1700 offering a wealth of original features.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented period Stone cottage boasting charm and original features throughout. The property comprises of:- Living room with feature fireplace, Inner hallway, Kitchen/Breakfast Room and Utility Room. The first floor landing provides access to the Master Bedroom with en-suite shower facility. The Second Floor also offers a Double Bedroom and additional bathroom. The rear garden has been beautifully landscaped over a number of years and is positioned on a double width plot.

We believe the property will ideally suit those looking for the convenience of the town centre. An early internal inspection is truly essential to appreciate the accommodation on offer .

### Living Room

11' 11" x 10' 4" (3.63m x 3.15m) Entered via hardwood door from the front elevation. Tiled floor covering and sash window to the front elevation. TV point, exposed beams and spotlights to ceiling and staircase to first floor landing. The feature focal point of the room is an exposed stone fireplace with inset cast-iron multi fuel fire located upon a stone hearth.

### Inner Lobby

With the continuation of the tiled floor covering from the living room, feature storage alcove with space for fridge/freezer and plumbing and space for washing machine.

### Kitchen / Breakfast Room

12' 0" x 8' 8" (3.66m x 2.64m) This beautifully fitted bespoke kitchen comprises of a range of wall and base mounted shaker units with quartz worksurface with inset single sink with mixer taps. A range of beautifully crafted floor to ceiling storage cupboards and drawers provide a wealth of storage. Spotlights to ceiling, quarry tiled floor covering, freestanding Aga, window and stable door to the rear elevation. Open doorway leads to:-

### Utility Room

5' 6" x 5' 4" (1.68m x 1.63m) With quarry tiled floor covering, wall mounted radiator, wall mounted gas combination boiler, WC and double glazed obscured window to the side elevation. Stainless steel sink unit with under counter space and plumbing for washing machine.

### First Floor

### Landing

Access from the living room with attractive panelling to walls and spotlighting. Internal cottage door leads to:-

### Bedroom One

9' 8" x 8' 8" (2.95m x 2.64m) With sash window to the front elevation offering elevated views across the Chevin. Wall mounted radiator, exposed beams to ceiling and a range of floor to ceiling wardrobes providing useful storage and hanging space. Door leads to:-

#### En-Suite

5' 4" x 4' 2" (1.63m x 1.27m) This skilfully designed ensuite bathroom comprises of an end case WC with attached vanity unit with inset sink. Large shower enclosure with mains fed shower and attachment over and complimentary glass shower screen. Fully tiled walls, exposed ceiling, tiled floor covering, chrome heated towel rail and wall mounted extractor fan.

#### Second Floor

#### Landing

With space for wardrobe and internal cottage doors allowing for access into the second bedroom and main bathroom.

#### Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m) Spacious double room with sash window to the front elevation offering views over the Chevin. Fitted wardrobes provide useful storage and hanging space, wall mounted radiator.

#### Main Bathroom

6' 4" x 5' 5" (1.93m x 1.65m) This beautifully presented three-piece bathroom suite comprises of a WC, slimline vanity unit and enamel bath with shower attachment over. Part tiling to walls, wall mounted chrome heated towel rail, ceiling mounted extractor fan and double glazed obscured window to the front elevation.

#### Outside

This superb rear garden offers a landscaped garden located over a double width plot.

The garden starts with a superb covered seating area located directly outside the kitchen area offering high degrees of privacy. An attractive stonewall with steps then leads to the main garden which is mainly laid to lawn. A number of paved pathways, stock borders and flowerbeds. Paved patio terrace and timber garden shed are all enclosed by timber fenced boundary fencing.

#### 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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