



£200,000

Parkside, Belper DE56 2AF

Cottage | 3 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Character Cottage
- Period Bathroom Suite
- Drive And Detached Garage
- Offered With No Chain/Vacant Possession
- Village Location
- Three double bedrooms
- Charm & Character Throughout
- Viewing Recommended
- COUNCIL TAX BAND B
- MODERN METHOD OF AUCTION

Property Description

****BEING SOLD VIA MODERN METHOD OF AUCTION **** Located in the popular village of Heage is this period double fronted character cottage offering a very private and mature garden, driveway and detached garage.

Main Particulars

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Derbyshire Properties are pleased to present this double fronted period cottage packed with original features and offering spacious living accommodation with private gardens, driveway and detached garage. Internally the property comprises of a open plan kitchen/diner, large lounge with feature fireplace and utility room. To the first floor there are three well proportioned bedrooms and period bathroom suite with feature roll top bath. Outside the garden is located to the front elevation and offers a high degree of privacy with very mature boundaries and also benefiting from a driveway and detached garage. An internal inspection is essential to avoid disappointment.

Storm Porch

This useful addition to the front elevation and constructed out of timber, quarry tiled floor covering and double glazed sealed unit door leading into the kitchen/dining room.

Kitchen Dining Room

3.73m x 5.66m (12' 3" x 18' 7")

Dining Area - With stone floor covering, wall mounted radiator with decorative cover, exposed timber beams to ceiling, double glazed window to the front elevation.

Kitchen Area - This bespoke fitted kitchen comprises of a range of wall and base mounted matching units with tiled worktops and splashback areas. 1 and 1/2 bowl sink drainer unit, space for gas cooker point with gas supply, undercounter space for fridge and freezer, stone floor covering, exposed beams to ceiling and internal door

accessing the utility room.

Utility Room

3.37m x 1.48m (11' 1" x 4' 10") With double glazed window to the rear elevation, space and plumbing for automatic washing machine and additional storage space.

Living Room

4.67m x 3.70m (15' 4" x 12' 2") This spacious living room benefits from dual aspect windows to the front and rear elevations, wall mounted radiator, TV point and exposed beams to ceiling. Staircase to 1st floor landing with under stairs study area and useful storage alcove. The feature focal point of the room is an exposed brick chimney breast with inset cast-iron log, burning fire with raised tiled hearth.

First Floor

Landing

2.28m x 0.88m (7' 6" x 2' 11") Accessed from the living room via Open Planstaircase, ceiling mounted loft access point and internal doors giving access to all three bedrooms and bathroom.

Bedroom 1

3.69m x 3.81m (12' 1" x 12' 6") Double glazed window to the rear elevation, wall mounted radiator, space for bedroom furniture.

Bedroom 2

3.81m x 2.95m (12' 6" x 9' 8") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

3.61m x 2.83m (11' 10" x 9' 3") Double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bathroom

3.55m x 1.70m (11' 8" x 5' 7") Comprising of a three-piece period suite to include WC, pedestal wash hand basin, and attractive freestanding roll top bath with claw feet. Part tiling to walls, vinyl floor covering, wall mounted radiator, wall mounted extractor fan, double glazed obscured window, part wall panelling and useful linen storage cupboard.

Outside

The garden is found to the front elevation has been lovingly landscaped throughout a number of years with very mature boundaries providing high levels of privacy. Feature patio areas for outside eating, hedged and trellised boundaries, paved pathways and driveway and garage providing parking and storage.



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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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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