



£290,000

Horsley Road, BELPER DE56 0NE

| 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Extended End Terraced Cottage
- Extended Plot Garden
- Side/Rear Extensions & Loft Conversion
- Internal & External Viewing Is Essential
- Beautiful Countryside Views
- 2 Reception Room + Kitchen/Breakfast Room
- Shower Room & Bathroom
- Utility/Boot Room
- COUNCIL TAX BAND A

## Property Description

A unique opportunity to acquire this substantially renovated and extended end of terrace property offering substantial living accommodation and large extended plot.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this truly unique property that has been substantially extended and positioned on large plot garden. The current Vendor has significantly improved the property over a number of years adding a side and rear extension and superb loft conversion. The true value of the property is the substantial piece of garden land to the rear that offers stunning views across open countryside and could be used for a variety of purposes.

The property briefly comprises of :- extended side reception hall, shower room, living room, dining room, kitchen, utility room /breakfast room and boot room. To the first floor a landing provides access to 3 bedrooms and a family bathroom. The second floor loft conversion offers an additional double bedroom.

The rear garden offers stunning views with a large courtyard style entertaining patio and raised Koi carp pond. Leading to a large area of lawn with timber fence and hedgerow boundaries and closing on all sides. This presently houses, dog kennels, timber garden shed and additional outbuildings.

We believe the potential buyer will be highly interested in the land/garden and an early internal inspection and external inspection is essential.

### Ground Floor

#### Reception Hall (Extension)

Entered via composite door from the front elevation into the spacious light and airy reception hallway. Tiled floor covering, wall mounted radiator and double glazed window to the side elevation.

#### Down Stairs Shower Room

This modern three-piece shower sweep comprises of a WC, wall mounted wash hand basin and shower enclosure with mains shower and attachment over. Full tiling to walls, wall mounted extractor fan, tiled floor covering, wall mounted radiator and spotlights to ceiling.

#### Living Room

Located to the front elevation with double glazed bay window, exposed beams to ceiling, wall mounted radiator and wood floor covering. The focal point of the room is a cast-iron log burning fire with attractive exposed brick surround with stone lintel and raised stone hearth.

#### Dining Room/Sitting Room

Located central to the building is this cosy living space with exposed beams to ceiling, wood floor covering, cottage style latched doors and staircase to the 1st floor landing. The feature focal point of the room is an original exposed fireplace with cast-iron log burner set within a chimney recess with raised brick hearth and attractive stone lintel over.

#### Kitchen

Comprising of a range of wall and base mounted matching units with roll-top worksurfaces incorporating a one and a half bowl sink drainer unit with mixer taps and complementary splashback areas. Integrated double oven, 4 ring gas hob with pull out extractor canopy over, integrated dishwasher, under cupboard lighting, under counter space for fridge, double glazed window to the rear elevation and wood floor covering.

#### Breakfast Room

Comprising of a range of base mounted storage cupboards with modern flat edged worksurface incorporating a single sink drainer with mixer taps and complementary splashback areas. Double glazed window to the side elevation, tiled floor covering, space for dining table, decorative wall lighting and feature wall mounted modern vertical radiator. The focal point of the room is a corner mounted cast-iron log burner with attractive exposed brick backdrop and raised brick hearth. Stable door provide access to:-

#### Utility/Boot Room

With the continuation of the cupboards from the utility room is this more substantial space with a large variety of storage cupboards and useful worktop space. Double glazed window to the rear elevation, spotlights to ceiling, tiled floor covering, wall mounted vertical radiator and double glazed sealed unit door to the side elevation.

#### First Floor

Accessed via the dining/sitting room with cottage doors leading to 2 bedrooms, dressing room and a bathroom with secondary staircase accessing the loft room (loft conversion).

#### Bedroom 1

With two double glazed windows to the front elevation, wall mounted radiator and space for wardrobes.

#### Dressing Room

With space for bedroom furniture, wall mounted radiator and internal door accessing bedroom two.

#### Bedroom 2

With double glazed window to the rear elevation offering stunning elevated views across the garden and countryside beyond. Wall mounted radiator and useful under stairs storage alcove.

#### Bathroom

Comprising of a three-piece modern suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Part tiling to walls, half wall wood panelling, wood floor covering, wall mounted extractor fan, double glazed obscured window, wall mounted chrome heated towel rail.

#### Second Floor

#### Bedroom 3 (Loft Conversion)

(loft conversion) accessed from the first floor landing is this converted loft now providing a double bedroom with space for bedroom furniture and double glazed

window to the rear elevation offering superb views.

#### Outside

The property is located on a sizable plot, the garden offers stunning countryside views and possibilities for how to use the land. Currently it offers a sizable courtyard style entertaining terrace with high levels of privacy from neighbouring properties, raised Koi carp pond, stocked flowerbeds and raised borders.

The garden is mainly laid to lawn and currently houses dog kennels, garden shed and additional outbuildings with fenced boundaries all positioned in fantastic countryside with open views.

We believe the property will be of high interest to a certain individual looking for the outside space and a viewing internally as well as externally is essential.

#### 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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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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</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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