



£250,000

Drovers Way, Belper DE56 2EZ

Cottage | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Charming Character Cottage
- 2 Double Bedrooms
- Jack and Jill En-Suite Bathroom
- Large Landscaped Gardens With Views
- Driveway & Garage
- Secluded Private Location Close To The River Erewash
- Charm & Character Throughout
- Council Tax Band A

Property Description

New to the market is this beautifully presented and charming stone cottage, nestled in the peaceful hamlet of Bullbridge. This characterful home blends traditional features with tasteful modern touches, offering a warm and inviting living space in a sought-after rural setting.

Main Particulars

Derbyshire Properties are delighted to present this charming stone cottage, situated in the sought-after hamlet of Bullbridge. The property offers spacious living accommodation while retaining a wealth of original character features throughout. The accommodation briefly comprises: entrance porch, galley-style kitchen, and a spacious open-plan lounge/dining room. To the first floor, a landing provides access to two double bedrooms and a generously sized Jack and Jill shower room. Externally, the cottage boasts a delightful rear courtyard garden, as well as an attractive front garden mainly laid to lawn with raised decking terraces ideal for entertaining. Additional benefits include a private driveway and a detached garage. We believe this property will appeal to couples, young professionals, and small families alike. An internal inspection is highly recommended to fully appreciate the charm and space on offer.

Entrance Porch

Located to the front elevation is this spacious entrance porch with windows to the front and side elevations and internal door providing access:-

Living/Dining Room

With window to the front elevation, wall mounted radiators, TV point and feature bespoke bookcase with shelving. Cottage style latched door which leads to the first floor landing via stairs, secondary cottage door leads to the kitchen. The feature focal point of the room is a log burning fire with exposed wooden lintel and raised stone hearth.

Kitchen

This superb kitchen comprises of range of wall and base mounted bespoke units with solid wood work surfaces incorporating a sink drainer unit with mixer taps and tiled splashback. Numerous incorporated appliances include a 4 ring induction hob with modern extractor canopy over, electric fan assisted oven, convection microwave oven, fridge/freezer. Wall mounted radiator, tiled floor covering, feature exposed stone wall with shelving, door and window to the front elevation, second secondary door provide access to area courtyard garden.

First Floor Landing

Accessed via the living room with internal doors leading to both bedrooms and 'Jack and Jill' en-suite bathroom.

Bedroom 1

With window to the front elevation overlooking the front garden and view beyond, wall mounted radiators, in-built storage cupboard and internal door providing access to:-

Jack and Jill En-Suite Bathroom

Linking both bedrooms is this beautiful 'Jack and Jill' shower bathroom that comprises of a WC, vanity unit and lounge shower enclosure with main fed shower and

attachment over. Floor to ceiling glass screens, attractive wall tiling, double glazed obscured window, wood floor covering, wall mounted heated towel rail, wall mounted extractor fan and spot lighting to ceiling. Internal door provide access to:-

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, TV point and ceiling mounted loft access point.

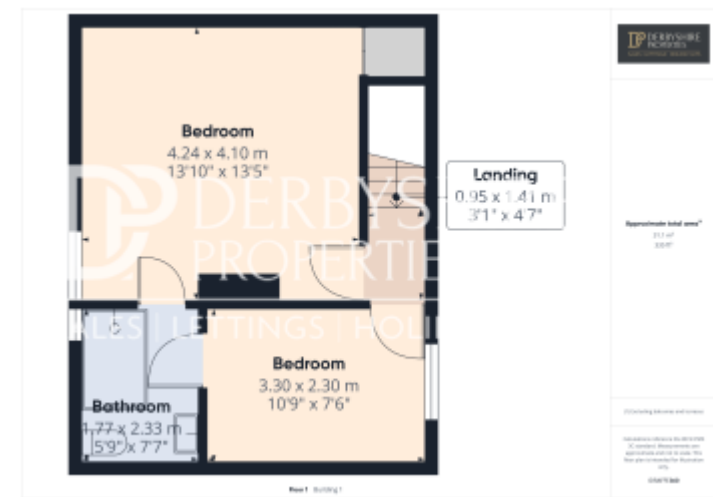
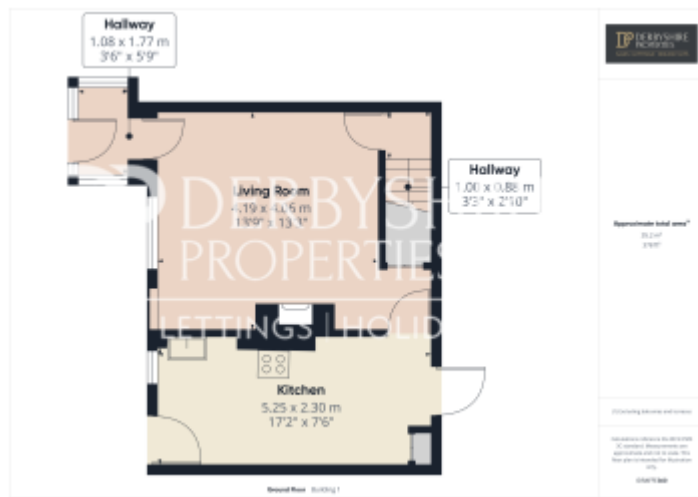
Outside

Immediately to the front of the garden is a two car driveway and a detached garage with up and over door light and power. Gated access that leads to the principal garden located to the front elevation. The front garden offers two areas of raised decking that lends itself to outside entertaining and eating. wood storage shed , gravelled seating area, large lawn gravelled pathway all enclosed by timber fence boundaries and trellising.

Disclaimer

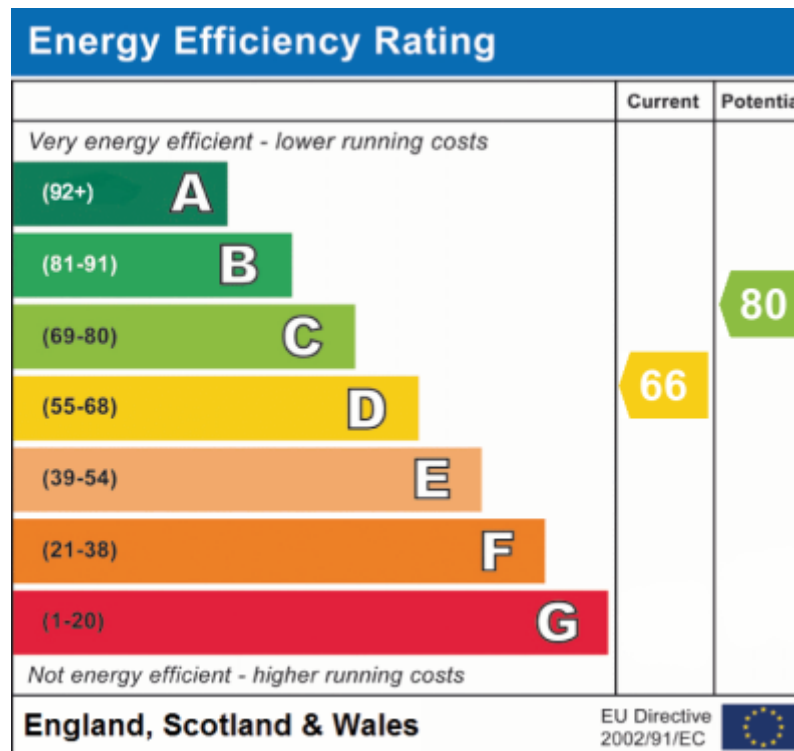
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.





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



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com