



£165,000

Bowling Alley, Belper DE56 2BJ

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Attractive Double Fronted Cottage
- 2 Bedrooms & 1 Reception Room
- Sun Room/Utility
- Front & Rear Gardens
- Sought After Village Location
- Ideal First Time Buyer Or Down Size
- Viewing Advised
- Council Tax Band A

## Property Description

Located in the highly regarded village of Heage, close to Belper, is this well-presented and attractive two-bedroom mid-terrace cottage.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this attractive two-bedroom, double-fronted cottage, occupying a desirable position within the popular village of Heage. The property offers charming and well-appointed accommodation throughout and would ideally suit a first-time buyer or those looking to downsize. An early internal inspection is highly recommended. The accommodation briefly comprises, to the ground floor, a fitted kitchen, a spacious lounge with feature log burner, and a sunroom with utility area. To the first floor, a landing provides access to two bedrooms and a modern bathroom. Externally, the property enjoys a delightful cottage-style garden to the front, while to the rear there is a raised paved terrace enclosed by timber fencing, ideal for outdoor entertaining.

### Living Room

Entered via a hardwood door from the front elevation, this light and airy reception room benefits from windows to both the front and rear elevations. Features include fitted floor coverings, a wall-mounted radiator and decorative coving to the ceiling. The focal point of the room is a cast-iron log burner with exposed timber lintel. A carpeted staircase rises to the first-floor landing, with internal doors leading to the kitchen and rear sunroom.

### Kitchen

Fitted with a range of wall and base-mounted units with roll-top work surfaces, incorporating a stainless-steel sink and drainer with mixer tap. Appliances include an integrated electric oven, electric hob with stainless-steel extractor canopy, and under-counter space and plumbing for a washing machine. Additional features include under-cupboard lighting, ceiling spotlights, and a double-glazed window to the front elevation.

### Sunroom/Utility

Constructed with a brick base, UPVC double-glazed windows and a pitched roof. The room features tiled flooring, a wall-mounted radiator, space for an American-style fridge freezer, and a useful utility area with worktop and plumbing for a washing machine.

### First Floor

#### Landing

Accessed from the living room, with a double-glazed window to the rear elevation and decorative wall lighting.

#### Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and space for wardrobes.

#### Bedroom 2

Double-glazed window to the rear elevation, wall-mounted radiator and a useful built-in storage cupboard.

#### Bathroom

A modern four-piece suite comprising WC, pedestal wash hand basin, panelled bath and separate shower enclosure with mains-fed shower and attachment. Finished with vinyl flooring, fully tiled walls, ceiling spotlights, chrome heated towel rail and an obscured double-glazed window.

#### Outside

The delightful front garden offers a high degree of privacy with established hedgerow and timber fence boundaries. Features include a paved patio area, well-stocked flower beds and external security lighting. To the rear, there is a raised paved terrace with painted flooring, providing an ideal space for outdoor dining and entertaining.

#### 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.

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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>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(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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