



£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

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- 2: These particulars do not constitute part or all of an offer or contract.
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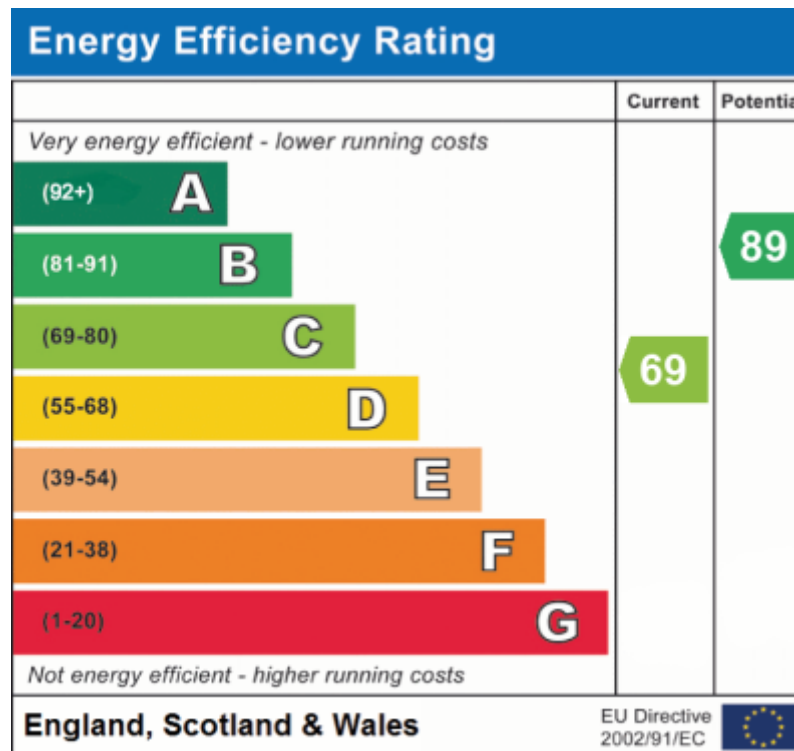






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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