



£280,000

Eaton Bank, Belper DE56 4BH

Cottage | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Sold Via Modern Method of Auction
- Large Character Cottage (Was Originally 2 Cottages)
- 3 Double Bedrooms
- Large Family Bathroom
- Beautiful & Sought After Location
- Ecclesbourne School catchment area
- Landscaped Double Plot Garden
- Useful Road Links
- Charm & Character Throughout
- View Absolutely Essential!
- Off Street Parking

## Property Description

\*\*\*\*\* Sold via Modern Method of Auction \*\*\*\*\* Auction has now started and ends Thursday 19th Feb at 1pm. \*Ecclesbourne school catchment\* A unique opportunity to purchase this spacious character cottage located in prime sought after area.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this charming character cottage located in a highly regarded area and in 'The Ecclesbourne School' catchment. The property has been owned by the current vendors for over 40 years and they have combined two cottages into one, creating a characterful and spacious family home.

The property comprises of :- living room, sitting room, kitchen/dining room and utility. To the first floor a landing provides access to 3 double bedrooms, family bathroom and en-suite facility to rear double bedroom. Externally the property has a pleasant courtyard style front garden and communal parking. The superb rear garden benefits from a double plot garden that is landscaped over a number of tiered areas.

We believe the property will attract numerous potential buyers and an early internal inspection is essential to avoid missing out of this rare property type .

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Living Room

Entered via hardwood door from the front elevation, exposed beams to ceiling, window to front elevation, wall mounted radiator and decorative wall lighting. The focal point of the room is an open fireplace with decorative brick surround and raised tiled hearth.

### Sitting Room

With two windows to the front elevation, exposed beams to ceiling, TV point, staircase to 1st floor landing, decorative wall lighting. The feature focal point of the room is an original fireplace with exposed stone lintel, cast-iron log burning fire set upon a tiled hearth. Internal door provides access to:-

#### Utility Room

With window and door to the rear elevation, worktops with undercounter space and plumbing for washing machine, and tumble dryer and fridge freezer.

#### Kitchen/Diner

Comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating an enamel sink drainer unit with mixer taps and tile splashback areas. Integrated electric oven, four ring gas hob with pull-out extractor canopy. Undercounter space and plumbing for dishwasher, vinyl floor covering, wall mounted radiator, painted beams to ceiling. Window and door to the rear elevation.

#### First Floor

##### Landing

Accessed via the sitting room with internal cottage doors providing access to all bedrooms and bathroom.

##### Bedroom 1

With window to front elevation, space for bedroom furniture and TV point.

##### Bedroom 2

With window to front elevation, wall mounted radiator and range of fitted wardrobes that provide ample storage and hanging space.

##### Bedroom 3

With window to the rear elevation providing views over the rear garden, wall mounted radiator and space for bedroom furniture. Internal door provides access to:-

##### En-Suite

Comprising of a WC, pedestal wash hand basin, part tiled walls, obscured window to the rear elevation, vinyl floor covering and wall mounted gas combination boiler.

##### Family Bathroom

This spacious light and airy bathroom benefits from windows to the rear elevation. A four piece bathroom suite contains WC, pedestal wash hand basin, circular shower enclosure with wall mounted electric shower and attachment and wood panelled bath. Fully tiled walls, ceiling mounted loft access point, vinyl floor covering, wall mounted radiator and useful linen storage cupboard.

##### Outside

To the front elevation is a double width courtyard style garden with well cared for lawns, stocked flowerbeds and borders all enclosed by stone walling. This is where the allocated parking can be found.

The superb rear garden has been landscaped over a number of years and is offered over numerous tiers.

The first tier is a paved patio seating area with privacy trellising, timber garden shed with light and power surrounded by stocked flowerbeds and borders and brick built outbuilding. This area then leads onto a well cared for lawn with raised rockery with a range of inset planting.

Steps then provide access to an area of garden housing a glass greenhouse again with stocked flowerbeds and borders. Directly to the bottom of the garden is a attractive Stone wall providing privacy from neighbouring properties at the rear.

#### 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 © 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>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(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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= RAINBOW IN REALTY =

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