



£185,000

Nottingham Road, Belper DE56 1JH

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Stone Cottage
- No Upward Chain
- Two Bedrooms
- Close to Belper Town Centre
- Views Across Belper
- Full of Character
- Modern Bathroom

## Property Description

Charming Two Bedroom Stone Cottage in Belper An excellent opportunity to acquire this charming two-bedroom mid-terrace stone cottage, located within easy walking distance of Belper town centre and offered with no onward chain.

## Main Particulars

Derbyshire Properties are pleased to present this delightful home, which offers a perfect blend of character and functionality. The property comprises a living room with feature log burner, dining room, and a separate kitchen to the ground floor. To the first floor, a landing provides access to two double bedrooms, a bathroom, and a useful storage room.

The cottage will ideally suit first-time buyers or those looking to downsize, and an early viewing is strongly recommended.

### Living Room

Entered via a UPVC door from the front elevation, the living room features a sash window with views over open countryside, wood flooring, a radiator, and a bespoke bookcase within the chimney recess. The focal point of the room is an original fireplace with inset cast-iron log burner.

### Dining Room

Continuing with the wood floor from the living room, the dining room includes a wall-mounted radiator, a stone feature fireplace, and two storage cupboards within the chimney recess. A stable door leads to the rear garden, and an internal doorway provides access to the kitchen.

### Kitchen

The kitchen comprises a range of matching wall and base units with roll-top work surfaces, incorporating an electric oven, four-ring gas hob, and stainless steel extractor canopy. There is a 1½ bowl stainless steel sink and drainer, with under-counter space and plumbing for a washing machine. Windows to the rear and side elevations allow plenty of natural light.

### Landing

Accessed from the dining room, the landing features cottage-style latch doors leading to both bedrooms, the bathroom, and a storage room.

### Bedroom One

A double-glazed sash window to the front elevation offers elevated views across the countryside. The room features exposed floorboards and a wall-mounted radiator.

### Bedroom Two

With a window to the rear elevation and a wall-mounted radiator, this is a comfortable second double bedroom.

### Bathroom

The bathroom comprises a three-piece suite, including a WC, vanity unit, and panelled bath with mains-fed shower attachment and glass shower screen. The room features part-tiled walls, spotlighting, a chrome heated towel rail, wood flooring, and a double-glazed obscured window.

### Storage Room

A useful space with a window to the front elevation.

### Outside

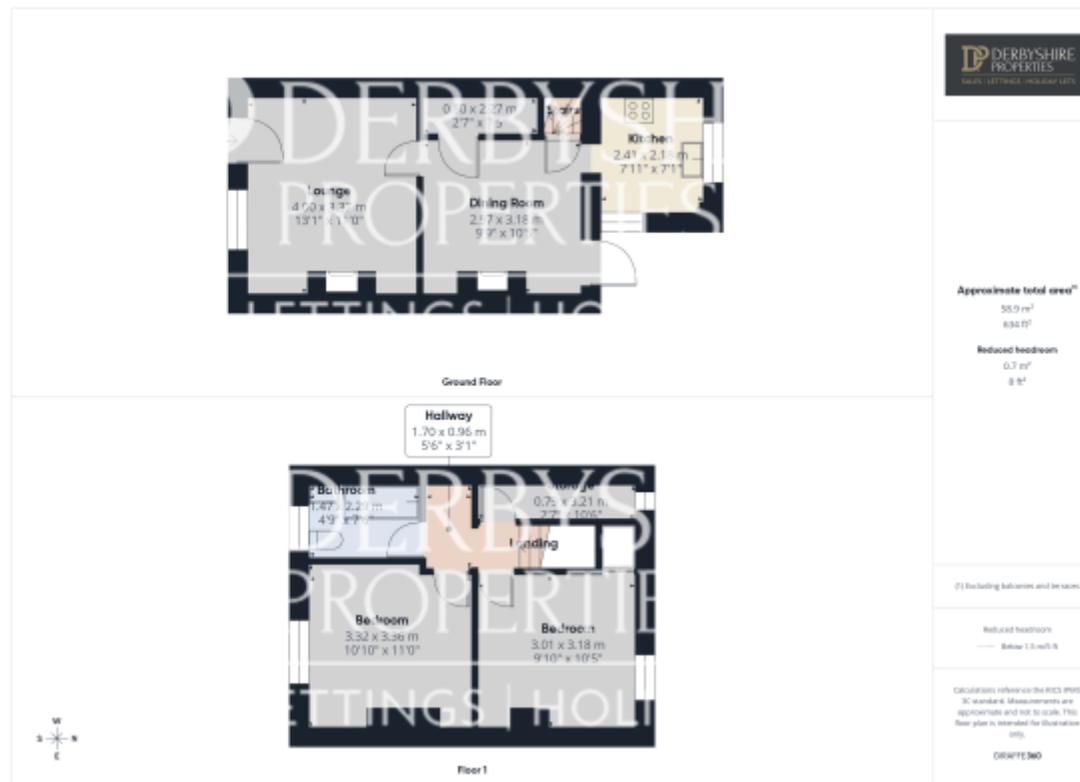
The front elevation benefits from a raised, low-maintenance paved area, providing seating and lovely views over the surrounding countryside.

The shared rear garden is predominantly laid to lawn, with a paved pathway, garden shed, and mature planted boundaries providing privacy.

### Disclaimer

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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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