



£318,500

Brookside, Belper DE56 1UR

Cottage | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful Double Fronted Cottage
- 3 Bedrooms & 1 Large Reception Room
- Detached Garage
- Charm & Character Throughout
- Farmhouse Style Kitchen
- Superb 4 Piece Bathroom Suite
- Gardens On 3 Sides
- Belper Town Centre
- Fantastic Transport Links
- View Essential!

## Property Description

Welcome to this truly beautiful double-fronted cottage, perfectly situated in the heart of central Belper.

## Main Particulars

Derbyshire Properties are delighted to present for sale this beautifully presented and charming double-fronted cottage, superbly positioned in the heart of Belper town centre. The property offers a wealth of character throughout and combines period features with high-quality modern finishes. The accommodation briefly comprises: entrance porch, stunning open-plan lounge/dining room with two log burners, and a fitted farmhouse-style kitchen. To the first floor, a landing provides access to three spacious bedrooms and a beautifully appointed four-piece bathroom suite featuring a roll-top bath. Externally, the property sits centrally within a wrap-around garden offering several seating areas ideal for outdoor dining and entertaining. A detached garage to the front elevation provides additional parking or secure storage. We anticipate strong interest in this exceptional home, and an early internal viewing is highly recommended.

### Entrance Porch

Entered via a UPVC door from the front elevation, with windows to the side elevation and an internal oak door leading into the main living accommodation.

### Superb Open Plan Living/Dining Room

A superb living space ideal for both entertaining and everyday family life. Features include solid oak flooring, decorative coving, wall-mounted period-style radiators and two large windows to the front elevation. The focal points of the room are two original fireplaces, each fitted with inset log burners set upon raised tiled hearths. A staircase rises to the first-floor landing, with useful understairs storage, double-glazed French doors opening to the side elevation, and an internal doorway leading to the kitchen.

### Beautiful Farmhouse Kitchen

A beautifully appointed farmhouse-style kitchen comprising a range of shaker-style wall and base units with solid wood work surfaces. Incorporating a one-and-a-half bowl sink with drainer and attractive splashback tiling. Appliances include an integrated dishwasher, integrated fridge/freezer, under-counter space and plumbing for a washing machine, and a Neff double electric oven with five-ring gas hob and stainless-steel extractor canopy over. Additional features include solid wood flooring, period-style radiator, ceiling spotlights, double-glazed window to the rear elevation, space for an American-style fridge/freezer and a charming stable door opening to the side garden.

### First Floor

#### Landing

With loft access point, double-glazed obscured window to the side elevation and internal doors providing access to all bedrooms and the bathroom.

#### Bedroom 1

Featuring an original sash window to the front elevation, wall-mounted radiator, storage recess and TV point. The focal point of the room is the exposed brick chimney breast with feature alcove. Additional loft access point.

### Bedroom 2

With double-glazed window to the rear elevation, wall-mounted radiator and ample space for bedroom furniture.

### Bedroom 3

With original sash window to the front elevation, wall-mounted radiator and character feature.

### Bathroom

A beautifully appointed four-piece bathroom suite comprising WC, bespoke wash hand basin with waterfall tap, large shower enclosure with mains-fed shower and glass screen, and a stunning roll-top bath with freestanding taps and shower attachment. Finished with tiled flooring, chrome heated towel rail, double-glazed obscured window, ceiling spotlights and a bespoke fitted storage cupboard.

### Outside

The property is positioned centrally within its plot. To the front is a lawned garden with hedgerow boundary and paved pathway. The side garden offers a larger lawned area enclosed by wall boundaries with mature planting. To the rear is a low-maintenance patio area, housing a timber garden shed and log store, providing excellent outdoor entertaining space.

### Detached Garage

Located to the front of the property, offering off-road parking or secure storage.

### 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	54	
(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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