



£140,000

Peak Close, Belper DE56 1AL

Apartment | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Unique Coach House
- shared gardens
- 1 Bedroom
- Quiet Cul De Sac Location
- Ideal Investment Opportunity or First Home
- Close To Belper Town Centre
- Viewing Advised
- 1 Allocated Parking Space

## Property Description

Unique One-Bedroom Coach House | No Upward Chain | Quiet Cul-de-Sac Location

### Main Particulars

Offered to the market with no upward chain is this unique and well-presented one-bedroom coach house, occupying a private position within a quiet cul-de-sac. Benefiting from parking for one vehicle and a landscaped rear garden, the property would make an ideal purchase for a first-time buyer, single occupant, couple, or investor seeking a potential holiday let opportunity. Conveniently situated within approximately half a mile of Belper Town Centre, the property enjoys easy access to a wide range of local amenities, shops, cafés, restaurants and excellent transport links.

#### Ground Floor

##### Entrance

Entered via a composite entrance door from the front elevation into a bright and welcoming hallway. Wall-mounted radiator and carpeted staircase rising to the first-floor accommodation.

##### First Floor

##### Landing

Having a useful storage cupboard and internal doors providing access to all rooms.

##### Bedroom

A generously proportioned double bedroom with double-glazed window to the front elevation, wall-mounted radiator, television point and ample space for freestanding bedroom furniture.

##### Bathroom

Appointed with a three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower and attachment over. Complementary glass shower screen, part-tiled walls, vinyl flooring, wall-mounted radiator, extractor fan and obscure double-glazed window.

##### Open Plan Living/Kitchen/Diner

##### Kitchen Area

Fitted with a range of wall and base-mounted shaker-style units with roll-edge work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer unit with mixer tap. Complementary tiled splashbacks, integrated electric oven, four-ring gas hob with stainless steel extractor canopy over, space and plumbing for a washing machine, space for a fridge/freezer, wall-mounted radiator and wood-effect flooring.

##### Living/Dining Area

A bright and spacious open-plan reception area with continuation of the wood-effect flooring, television point, wall-mounted radiator and feature dormer window to the

front elevation enjoying elevated views across Belper and its iconic Mill.

#### Outside (Shared & Maintained Garden)

To the front of the property there is off-road parking for one vehicle together with additional visitor parking. The enclosed rear garden is mainly laid to lawn and is bounded by timber fencing and walling. The garden also benefits from stocked flower beds, external power supply, creating an attractive outdoor space for relaxation 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.
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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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## 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>	80	80
(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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