



£165,000

Short Row, Belper DE56 1DJ

Cottage | 1 Bedroom | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Grade II Listed Character Property
- Charming Stone Cottage
- Bedroom With Feature Pitched Roof
- Original Features & Character Throughout
- Delightful Country Garden
- Close Proximity To Belper Train Station & Town
- Ideal Downsize Or Holiday Let
- Well Presented
- Viewing Essential

## Property Description

An opportunity to acquire this charming one-bedroom Grade II Listed period stone cottage, beautifully presented throughout and ideally situated in the heart of Belper town centre.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this delightful Grade II Listed stone-built character cottage, enjoying a prime central location within easy walking distance of Belper's excellent range of shops, cafés, restaurants and amenities. Brimming with charm and original features, the property offers deceptively spacious accommodation including a cosy living room with exposed beams and log-burning stove, a well-appointed fitted kitchen, inner hallway with bespoke storage, ground floor bathroom and a superb first-floor double bedroom. Externally, the property benefits from a beautifully landscaped cottage garden, making it an ideal purchase for first-time buyers, those looking to downsize, or investors seeking a holiday let or Airbnb opportunity.

### Living Room

Entered via a hardwood entrance door, this inviting reception room is full of character with a window to the front elevation, exposed ceiling beam, wall-mounted radiator and staircase leading to the first floor with useful understairs storage cupboard. The focal point of the room is a cast-iron log-burning stove set within an exposed brick chimney breast with raised hearth, creating a warm and welcoming atmosphere.

### Kitchen

Fitted with a range of matching wall and base units complemented by solid wood work surfaces incorporating a stainless steel sink with mixer tap and tiled splashbacks. Integrated electric oven with four-ring gas hob and extractor canopy over, together with under-counter space and plumbing for a washing machine. The room features attractive solid wood flooring, exposed ceiling beams, vaulted ceiling with Velux roof window, inset spotlights, wall-mounted shelving and radiator. A rear door provides direct access to the cottage garden.

### Inner Hallway

Providing access from the living room and featuring an excellent range of bespoke fitted storage cupboards offering ample shelving and hanging space. Internal door leading to:-

### Ground Floor Bedroom

Appointed with a tasteful three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower attachment over. Complemented by part-tiled walls, attractive half-height timber panelling, inset spotlights, wall-mounted radiator and obscure double window to the rear elevation.

### First Floor

#### Bedroom

A superb double bedroom enjoying a wealth of character with exposed beams and an impressive pitched ceiling. Dual aspect windows to the front and rear elevations provide plenty of natural light, whilst fitted wardrobes offer excellent storage and hanging space. Wall-mounted radiator.

## Outside

To the rear of the property is a delightful enclosed cottage-style garden, thoughtfully landscaped with a variety of mature plants, shrubs and low-maintenance borders. Enclosed by attractive stone walling and timber trellising, the garden provides a peaceful outdoor retreat and also benefits from rear access together with a useful timber log store.

## 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>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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