



£350,000

George Street, Belper DE56 1DL

Cottage | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Charming Character Cottage
- 3 Bedrooms, 2 Reception Rooms
- Cloakroom/Wc
- 4 Piece Bathroom Suite
- Large Cottage Garden
- Conservation Area
- Large Garage To Rear
- Close To All Amenities
- No Chain
- Ev Charging Point
- COUNCIL TAX BAND B

Property Description

New to the market and located in this very popular conservation area of Belper is this sizable three bedroom character cottage with large garage to the rear.

Main Particulars

Derbyshire Properties are delighted to present this well proportioned, charming three bed mid terrace cottage located in the very popular conservation area of Belper. Internally the property offers:- entrance porch, living room, kitchen, dining room, rear hallway, and downstairs WC. To the first floor there are three bedrooms, family bathroom and landing. Externally the property offers a sizable well-maintained cottage garden that benefits from a large garage to rear and EV charging point. The property boasts an array of original features throughout that include original fireplaces, exposed beams and latched doors. We recommended early internally inspection to avoid disappointment of a property sure to attract high levels of interest.

Porch

0.88m x 1.37m (2' 11" x 4' 6") Located at the front elevation with hardwood door with adjoining windows leading into a useful entrance porch with secondary door leading straight into the main living room.

Living Room

3.91m x 6.13m (12' 10" x 20' 1") Accessed via the entrance porch with windows to the front elevation, tiled floor covering with underfloor heating, exposed beams to ceiling and TV point. The feature focal point of the room is an original original exposed brick fireplace with stone lintel housing a log burner with stone hearth. In addition to this there is also an additional feature fireplace to the other side of the room again with exposed brick chimney and stone lintel.

Dining Room

2.76m x 2.61m (9' 1" x 8' 7") Accessed via the lounge area or rear hallway with tiled floors with underfloor heating, bespoke fitted bookcases with illuminated backdrop, windows to the rear elevation, wall mounted shelving and feature exposed stone wall. Door opening:-

Kitchen

2.78m x 3.28m (9' 1" x 10' 9") Mainly comprising of a range of wall and base mounted matching units with roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complementary splashback areas. Under cupboard lighting, integrated induction hob with stainless steel extractor canopy over, 'Neff' double oven with proving drawer, space for fridge/freezer, tiled floor covering, painted beams to ceiling, window to the rear elevation, space and plumbing for washing machine. The wall mounted cupboards also house the newly installed gas combination boiler (installed 2023).

Rear Hall

0.86m x 1.26m (2' 10" x 4' 2") With the continuation of the tiled floor covering from the dining area, latched door accesses the downstairs WC and stable door leads to the rear yard.

Cloakroom/WC

0.89m x 1.12m (2' 11" x 3' 8") With corner mounted WC, modern vanity unit with tiled splashback and mixer taps, part tiled walls and tiled floor covering.

Landing

1.64m x 1.71m (5' 5" x 5' 7") Accessed via the living area with solid oak cottage doors leading to all bedrooms and bathroom and ceiling mounted loft access point.

Bedroom 1

3.95m x 3.39m (13' 0" x 11' 1") With window to front elevation, wall mounted modern vertical radiator, exposed stone feature wall, pitched roof with exposed beams. The feature focal point of the room is a cast iron feature fireplace with useful storage alcoves.

Bedroom 2

2.84m x 4.34m (9' 4" x 14' 3") With window to the rear aspect. modern wood cladded walls, spotlights, second loft access point to ceiling and wall mounted modern vertical radiator.

Bedroom 3

2.07m x 2.72m (6' 9" x 8' 11") Located at the front elevation with window, wall mounted modern vertical radiator.

Bathroom

2.93m x 1.67m (9' 7" x 5' 6") Comprising of a four piece suite to include WC, bidet, modern vanity unit and feature roll top bath with claw feet. The bath also has central amount of taps and a main fed shower over. Wood floor covering, part wall tiling, ceiling mounted extractor fan, wall mounted heated towel rail/radiator and obscured window.

Outside

To the front elevation is a beautifully cottage garden with central paved pathway, EV charging point, feature trellising, mature planting and stocked flowerbeds. The pathway divides two area of lawn, both with attractive rockeries, stocked flowerbeds and borders.

To the rear of the property is a small courtyard garden with gated access to the street behind where a large Stone garage can be found.

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.

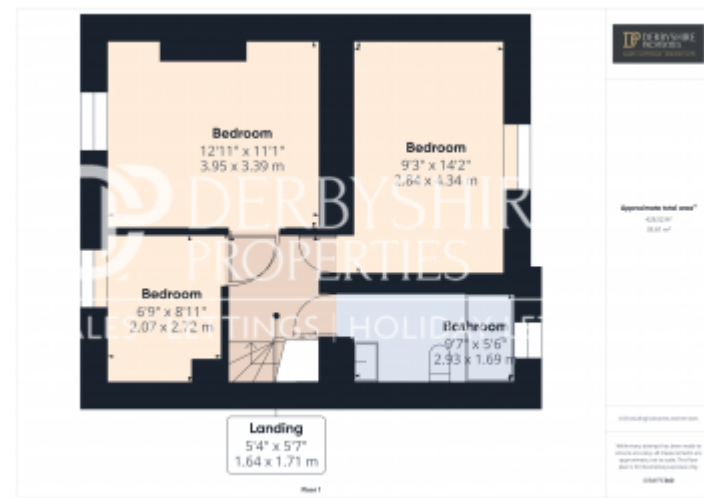
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com