



£325,000

George Street, Belper DE56 1DL

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Character and Charm Throughout
- Ideally Positioned To Belper Town Centre
- Located In The Belper Conservation Area
- Beautiful Period Cottage
- Council Tax Band C
- Two Bedrooms & Bathroom
- Highly Desirable Residential Location
- Cottage Garden and Garage

## Property Description

Located in this popular conservation area in Belper is this stunning example of a charming stone cottage located within close proximity of the town centre.

## Main Particulars

Derbyshire Properties are delighted to present this truly stunning example of a period cottage located in the Belper conservation area. The property has been renovated throughout and offers a wealth of characteristic features and charm of this period. The property briefly comprises of; living room with feature fireplace, dining room, kitchen and downstairs WC. Upstairs the property has two sizable double bedrooms, large bathroom and separate WC. The main garden is located to the front aspect and is a beautifully crafted cottage garden with stone wall boundaries, lawn and flowerbeds and borders, with a garage located to the rear. We believe the property would ideally suit those looking to downsize or potentially someone looking for a holiday buy to let.

### Living Room

4.07m x 3.38m (13' 4" x 11' 1") Accessed via a hardwood door from the front elevation, double glazed bay window, original floorboards, decorative picture rail, period style radiator and TV point. The feature focal point of the room is a feature fireplace with exposed brick backdrop and slate hearth.

Internal original door lead to:-

### Dining Room

4.04m x 3.7m (13' 3" x 12' 2") With quarry tile floor covering, decorative coving to ceiling, staircase to 1st floor landing, period style radiator and door leading to kitchen. The feature focal point of the room is a stunning fireplace with cast iron backdrop.

### Kitchen

4.08m x 2.25m (13' 5" x 7' 5") Beautifully crafted bespoke kitchen comprises of range of base mounted storage units with solid woodwork surfaces and half wood panelled walled splashback. Integrated double Belfast sink, electric oven and gas hob. Original quarry tile floor covering, double glazed window to the side elevation, door leading to rear yard and storage alcove housing the fridge/freezer.

### Cloakroom/WC/ Utility

With a continuation of the quarry tile floor covering from the kitchen area WC, pedal wash hand basin.

The utility area has a countertop worksurface with plumbing and space for dishwasher and washing machine, wall mounted shelving, period style radiator and double glazed obscured window.

### First Floor

### Landing

Accessed via the dining room, original skylight to ceiling provide high levels of natural light ceiling mounted loft access point, period radiator and internal doors give access to both bedrooms, bathroom and WC.

#### Bedroom One

4.05m x 3.36m (13' 3" x 11' 0") With two double glazed windows to the front elevation providing lovely views, wall mounted period radiator, useful storage cupboard and space for bedroom furniture

#### Bedroom Two

3.71m x 3.04m (12' 2" x 10' 0") With double glazed window to the rear elevation offering views over to the mill, period style radiator, feature fireplace with original tiled hearth and storage closet.

#### WC

With low-level WC, decorative data rail and tiled floor covering

#### Bathroom

3.06m x 2.26m (10' 0" x 7' 5") This beautifully designed three-piece bathroom suite comprises of a pedestal wash handbasin with tiled splashback, modern bathtub with freestanding taps and shower attachment and feature large shower enclosure with mains fed shower attachment, complementary glass shower screen and heritage wall tiling. Wall mounted period radiator/towel rail, double glazed window, wall mounted extractor fan and vinyl floor covering.

#### Outside

The main garden is located to the front elevation and enjoys views over the Chevin and south facing, attractive stone and brick wall boundaries to neighbouring properties, low maintenance courtyard style garden with a range of inset planting and access to Street.

To the rear of the property is an enclosed yard and garage.

#### 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+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(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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