



£335,000

George Street, Belper DE56 1DL

Character Property | 3 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Stone Cluster House
- Located In The Belper Conservation Area
- Character and Charm Throughout
- Large Landscaped Front & Side Garden
- No Chain
- Grade II listed and part of the UNESCO World heritage site
- Ideally Positioned To Belper Town Centre
- Accommodation Over Three Floors
- COUNCIL TAX BAND C

Property Description

Located in the very popular conservation area of Belper is this charming Grade II listed stone cottage offering accommodation over three floors and benefiting from a side extension.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious Grade II listed stone cottage located in Belper's popular conservation area. The location is regarded highly with its close proximity to all Belper towns amenities and walking distance to both train and bus stations. The property is offered with no upward chain and benefits from a side extension creating room for all the family. Internally the property boasts a number of original features combined with modern touches and we recommend an internal inspection to avoid disappointment.

Ground Floor

Kitchen (Side Extension)

2.20m x 3.59m (7' 3" x 11' 9") Entered via hardwood door from the front elevation, ceramic tiled floor covering, a range of wall and base mounted units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and splashback areas. Wall mounted gas combination boiler, under counter space for both dishwasher and washing machine, windows to the side elevation, wall mounted vertical radiator and space for fridge/freezer. Door opening Leads to:-

Dining/Sitting Room

2.03m x 3.44m (6' 8" x 11' 3") With the continuation of the tiled floor covering from the kitchen area, window to the front elevation and access in to the inner hallway with useful storage pantry.

Inner Hallway

1.56m x 0.96m (5' 1" x 3' 2") With the continuation of the tiled floor covering and cottage style latched door leading to the main living room.

Living Room

4.17m x 3.88m (13' 8" x 12' 9") With window and door to front elevation, wall mounted vertical radiator, TV point and staircase to the 1st floor landing. The feature focal point of the room is an original chimney breast with exposed stone lintel and feature alcove.

First Floor

Landing

0.77m x 0.80m (2' 6" x 2' 7") Accessed via the living room with internal cottage style doors leading to 2 bedrooms and family bathroom. Secondary staircase with feature wood panelled wall leads to 2nd floor landing.

Bedroom 1

3.09m x 3.94m (10' 2" x 12' 11") Window to the front elevation, wall mounted modern vertical radiator, storage alcove and fitted double wardrobe.

Bedroom 2

2.13m x 3.11m (7' 0" x 10' 2") Window to the front elevation, wall mounted modern vertical radiator and shelf.

Bathroom

2.16m x 1.92m (7' 1" x 6' 4") Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and Space-Saver bath with wall mounted main shower and attachment over with complementary curved shower screen. Tiling walls, spotlights to ceiling, obscured sash window to front elevation, wall mounted extractor fan and shaver point, wall mounted heated towel rail and wood floor covering.

Second Floor

Landing

Accessed via the first floor landing with window to the front elevation and internal cottage style latch doors accessing a further double bedroom and separate WC.

Bedroom 3

3.28m x 3.94m (10' 9" x 12' 11") Located in the roof space with the window to the front elevation, TV point, fitted wardrobe, loft access point, wall mounted radiator and additional window to the side elevation. Internal latch cottage style door leads upstairs WC.

WC

1.21m x 1.09m (4' 0" x 3' 7") With low-level WC, corner mounted wash hand basin, part tiled walls, wall mounted heated towel rail and tiled floor covering.

Outside

The property boasts a sizeable landscaped garden located to the front and side aspects that is mainly laid to lawn with inset paved pathway, stonewall and hedged boundaries, hardstanding and paved terrace (ideal for entertaining). In addition to this there is outside lighting, stocked flowerbeds/borders, tap and original outside WC.

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		88
(69-80) C		
(55-68) D	60	
(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 LETTERS =

www.derbyshireproperties.com