



£340,000

Chesterfield Road, Belper DE56 1FD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Stone Semi Detached Cottage
- Extended Kitchen To Rear
- Off Street Parking
- Beautiful Courtyard Garden
- Highly Regarded Location
- Walking Distance into Belper Town
- 3 Well Proportioned Bedrooms
- View Essential!
- COUNCIL TAX BAND A

## Property Description

Derbyshire Properties are pleased to present a delightful three-bedroom character stone cottage situated in Belper's conservation area, conveniently located near the town and railway station. This property offers generously proportioned accommodation over three storeys.

## Main Particulars

Derbyshire Properties are pleased to present a delightful three-bedroom character stone cottage situated in Belper's conservation area, conveniently located near the town and railway station. This property offers generously proportioned accommodation over three storeys.

The home features a modern open-plan dining kitchen, perfect for entertaining, along with a cosy sitting room that boasts a multi-fuel stove. The versatile layout includes three spacious bedrooms and a family bathroom, making it ideal for families/couples or those seeking extra space.

Additional benefits include gas central heating, double-glazed windows, and a security alarm system. Outside, you'll find a charming gravelled garden at the front, ample off-road parking, and a low-maintenance courtyard garden to the side—perfect for alfresco dining and entertaining during warmer months.

This property is within walking distance of excellent schools, shopping facilities, and leisure options. Belper is renowned for its historic charm and provides excellent road links to Derby and Nottingham while serving as the gateway to the stunning Peak District

### Entrance/Boot Room Area

1.84m x 2.64m (6' 0" x 8' 8") With original hardwood door leading from the front elevation with staircase to the 1st floor landing with useful under stairs storage cupboard and boot room area with shelving and window.

### Living Room

3.74m x 3.55m (12' 3" x 11' 8") Solid wood floor covering, windows to the front and side elevations, exposed beams to ceiling, shelving located in the chimney recess and TV point. The focal point of the room is an inset log burner with exposed stone surround and raised stone half. Internal door leads to:-

### Dining Area (Original Kitchen)

2.14m x 2.99m (7' 0" x 9' 10") with windows to side elevation, wall mounted radiator, tiled floor covering, painted beams to ceiling and feature stone fireplace. Door opening leads to:-

### Kitchen Area

2.52m x 3.91m (8' 3" x 12' 10") With the continuation of the tiled floor covering from the dining area this well proportion kitchen extension offers a range of contrasting wall and base mounted storage cupboards with modern flat edge work surfaces incorporating sink drainer with mixer taps. Undercounter space and plumbing for wash machine and dryer, space for gas range with stainless steel extract canopy over, wall mounted gas combination boiler, space fridge/freezer, double glazed window to the side elevation and door leading out onto the side garden.

### First Floor

#### Landing

4.05m x 1.77m (13' 3" x 5' 10") Accessed via the living room with wall mounted radiator, painted beams to ceiling and staircase to 2nd floor.

#### Bedroom 2

3.26m x 2.59m (10' 8" x 8' 6") With window to front elevation and enjoying view across Belper, wall mounted radiator, painted beams to ceiling and two fitted double wardrobes provide useful storage and hanging space.

#### Bedroom 3

2.32m x 2.54m (7' 7" x 8' 4") (used as a study) with double glazed window to the side elevation, wall mounted radiator and shelving.

#### Bathroom

2.26m x 1.84m (7' 5" x 6' 0") This well presented three-piece bathroom suite comprises of a WC, large vanity unit with inset sink and wood panelled bath with mains fed shower attachment and complementary glass shower screen. Fully tiled walls, wall mounted period radiator, wall mounted shelving and extractor fan, Velux window to the rear elevation and wood floor covering

#### Second Floor

#### Landing

0.69m x 0.82m (2' 3" x 2' 8") With window to front elevation and internal door leading to:-

#### Master Suite (Bedroom 1)

3.20m x 3.46m (10' 6" x 11' 4") With window to front elevation, wall mounted radiator, shelving and range of fitted wardrobes providing useful storage and hanging space.

#### Outside

To the front elevation is a hedge-row boundary providing screening from the road. A shared driveway then provides access to a gravelled parking area with parking can be found for two vehicles. A shaped pathway leads to the front elevation with stocked flowerbeds and borders with stone edging. Gated access lead to:-

Side garden-access via the kitchen or side garden gate is this low maintenance paved courtyard style garden with feature pergola, trellising and flowerbeds and borders. Outside timber storage shed, log store, tap and lighting.






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 © 2025 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)