



£310,000

Mill Street, Belper DE56 1DT

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Stunning Period Semi Detached House
- 2 Double Bedrooms & 1 Reception Room
- Superb Open Plan Living Kitchen
- Close Proximity To Belper Town Centre
- Landscaped Gardens
- Contemporary Decor Throughout
- View Absolutely Essential!
- COUNCIL TAX BAND B

Property Description

A unique opportunity to acquire this superbly presented period semi detached property located within close proximity to Belper town Centre.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this superb example of a period semi-detached property located in the heart of Belper town Centre. The property boasts beautiful fixtures and fittings throughout, combined with contemporary decor. The property briefly comprises of an entrance hallway, living room with feature fireplace and a stunning open-plan living kitchen with beautifully crafted 'crittall' door and window. To the first floor:- a landing provides access to 2 double bedrooms and a beautifully appointed bathroom suite. The property is located upon a corner plot position and offers low maintenance gardens. We believe the property would ideally suit young professionals, couples and those looking for easy access to Belper town Center. An early inspection is essential to avoid missing out.

Entrance Hall

Entered via an original door with stained glass inserts from the front elevation. Wood floor covering, wall mounted period style radiator, sash window to the side elevation and carpeted staircase leads to the first floor landing.

Living Room

With a feature bay window with bespoke shutters to the front elevation, exposed floorboards, wall mounted vertical radiator, decorative picture rail and TV point. The feature focal point of the room is a cast iron fire with original tiled hearth and tiled backdrop.

Superb open Plan Living Kitchen

Dining area -with exposed wood floor covering, wall mounted period style radiator, decorative picture rail, feature alcove, under stairs storage WC, 'Crittall' door to the rear elevation and useful original floor to ceiling storage cupboards.

Kitchen area - this beautifully crafted kitchen comprises of a range of base mounted storage units with solid wood worksurface incorporating sink. Two floor to ceiling larder cupboards, space and plumbing for American style fridge/freezer, double oven, wine cooler, dishwasher, induction hob and extractor hood over. Spotlights to ceiling, window to the side elevation and the feature focal point is a floor to ceiling portrait window to the rear elevation.

WC

Located beneath the stairs is this well appointed suite that comprises of a WC, wall mounted wash hand basin, part wall tiling to walls, double glazed window to the rear elevation and wood floor covering.

First Floor

Landing

Accessed via the main entrance hall with window to the side elevation with fitted blind, wall mounted period style radiator, ceiling mounted loft access point, over stairs storage cupboard and internal doors accessing both bedrooms and bathroom.

Bedroom 1

With window to the rear elevation, wall mounted period style radiator, exposed floorboards and feature fireplace.

Bedroom 2

With windows to the front elevation, wall mounted period style radiator, expose floorboards, shelving in the chimney recess and feature fireplace with original tiled hearth.

Bathroom

This wonderfully appointed bathroom comprises of a WC, bespoke vanity unit with tiled splashback, large walk-in shower enclosure with rainfall head shower and additional shower attachment. The feature focal point of the room is a freestanding modern oval bath with freestanding chrome taps and shower attachment. Tiling to walls, wall mounted modern vertical radiator, tiled floor covering, double glazed obscured window to side elevation and spotlight to ceiling.

Outside


The property benefits from a corner plot position and offers gardens to the front, side and rear elevations that are all enclosed by wall boundaries and have gated access to the front and side elevations.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	52	
(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	

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