

Home 2 Sell

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## 2 Border Cottages Belper Road

Bargate, Belper, DE56 0SU

Offers Around £230,000



Occupying a semi rural and convenient location is this stylish two bed roomed residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented home. Enjoying beautiful views to the rear. Benefiting from a generously sized plot the property is beautifully presented throughout and has PVCu double glazing and gas central heating. Having a modern new fitted kitchen and luxury family bathroom having a three piece suite. The accommodation comprising in brief of modern open plan living comprising of a fitted kitchen and dining room with a feature fireplace and Lounge with oak staircase to the first floor landing. Having two generous bedrooms and a Luxury family bathroom. Outside to the rear parking for one vehicle. A delightful enclosed garden having a terrace, lawn and mature well stocked borders. Outside to the front outbuilding with plumbing for an automatic washing machine. Viewing Essential.  
DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



### Open Plan Kitchen Dining Room 2.28m x 3.24m

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a quality composite sink drainer unit with chrome swan neck mixer tap. Integrated electric fan assisted oven with four ring hob and a stainless steel extractor canopy over. Space and plumbing for an automatic washing machine, space for a fridge freezer. Engineered oak flooring, PVCu mock sash double glazed window to the front elevation, hand painted exposed ceiling beams and lighting. Archway to the dining room.

### Dining Room 3.26m x 3.27m

This impressive room has an engineered oak flooring, PVCu mock sash double glazed window to the front elevation, hand painted exposed ceiling beams, central heating radiator and a bespoke meter cupboard. The focal point of the room is a beautiful exposed brick feature fire place with Derbyshire Grit stone lintel and an Indian flagstone hearth. Magnificent feature exposed stone wall and solid oak latch door with matching oak architraves to the lounge.

### Lounge 2.71m x 3.38m

Having a most impressive bespoke hand made oak staircase to the first floor landing, exposed ceiling beams, inset shelving with complimentary oak shelves. Hardwood door with glazed insert and a PVCu double glazed mock sash window to the rear elevation. Engineered oak flooring and central heating radiator.

### To the first floor landing

Having wall light ascending the staircase, bespoke fitted oak cupboard with hanging space.

### Master Bedroom 3.23m x 3.02m

Having a PVCu double glazed window to the rear elevation with beautiful views of the farmland and rolling countryside beyond. Central heating radiator, bespoke oak cupboard and ceiling light. Solid oak bespoke latch door. Television Point

### Bedroom Two 7'6" x 9'8" max (2.31m x 2.96m max)

Having a PVCu double glazed mock sash window to the front elevation, beautiful exposed brick feature fireplace with exposed Derbyshire grit stone lintel. Oak bespoke fitted wardrobe, central heating radiator and ceiling light. Solid oak latch door. Television point.

### Luxury Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a free standing bath with chrome mixer tap shower over. Victorian style headed towel radiator, magnificent exposed stone feature wall and complimentary splash back tiling. Bespoke oak cupboard housing the Baxi gas combination boiler. PVCu double glazed mock sash opaque window to the front elevation.

### Outside

#### Front Elevation

The front garden is mainly laid to lawn with shaped mature and well stocked borders having a terrace and an outhouse with power and light with plumbing

for an automatic washing machine.

#### Rear Elevation

To the rear of the cottage is parking for one vehicle with pleasant countryside aspect.

#### Area

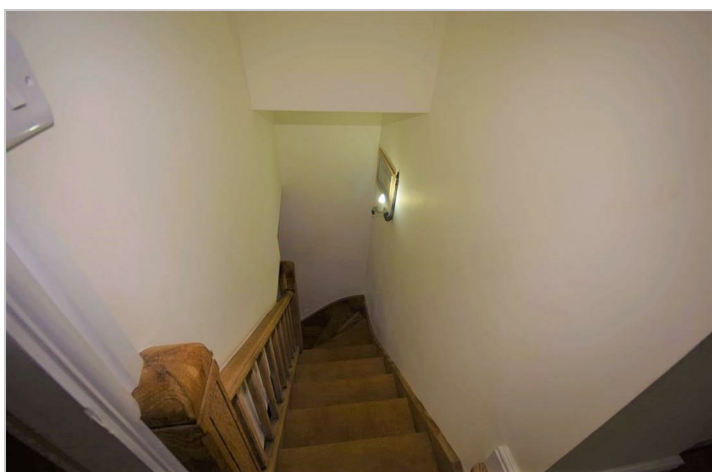
2 Border Cottage is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

#### Directional Note

From the Belper office of Home2sell proceed along Queen Street turn left onto Gifield Lane which then

becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road then first left on to Border Cottages where the property can be found on the left hand side clearly identified by our distinctive Home2sell For sale board.



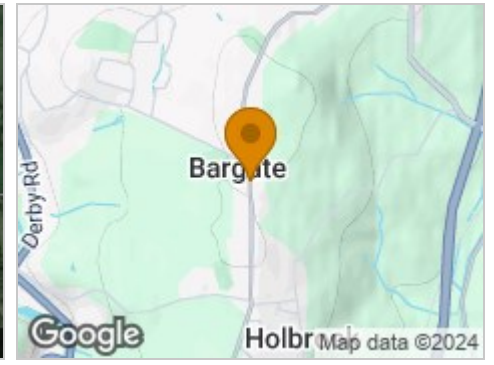
## Road Map



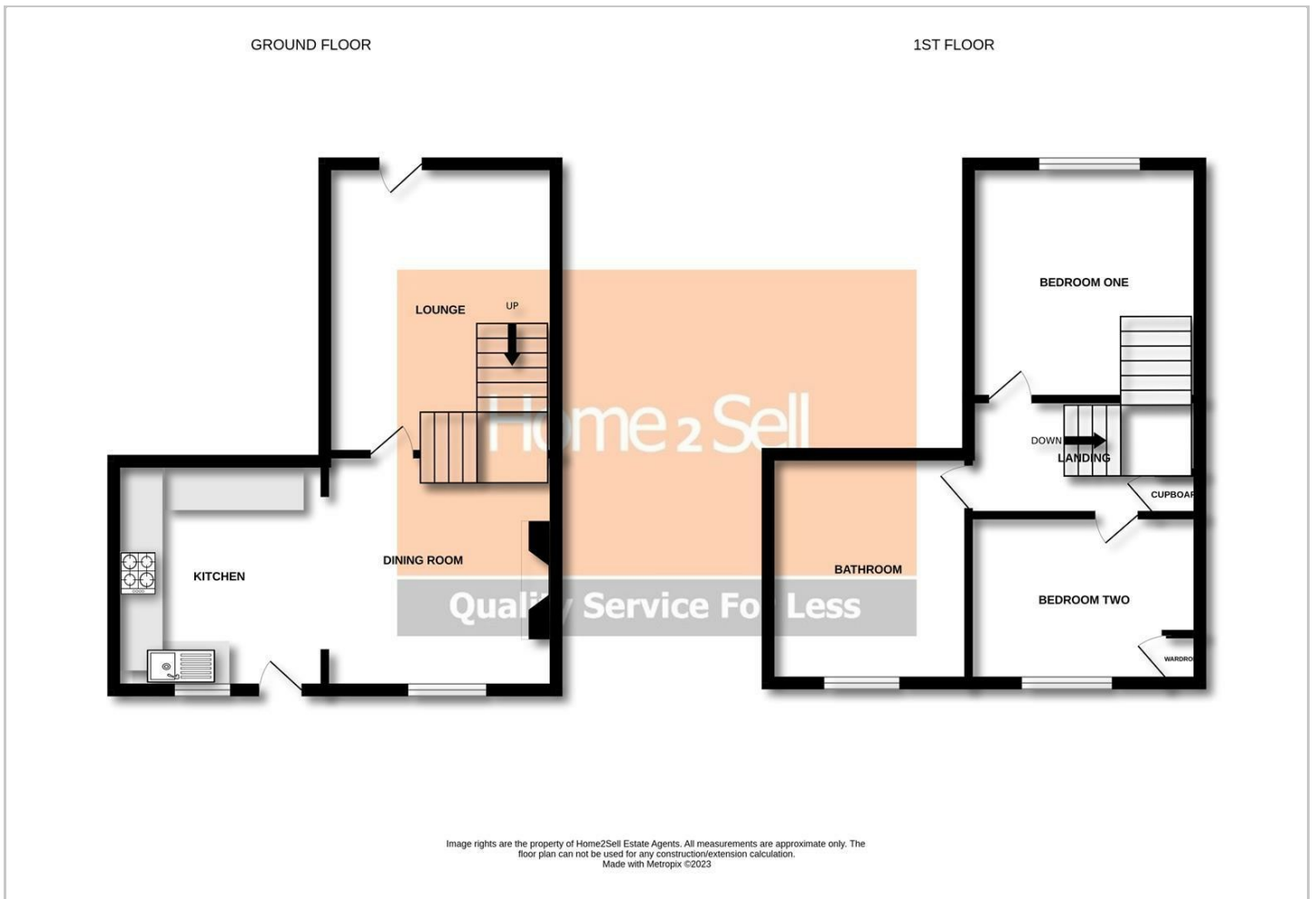
## Hybrid Map



## Terrain Map



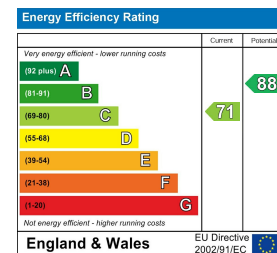
## Floor Plan



## Viewing

Please contact our Belpur Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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