

Home 2 Sell

Quality Service For Less



139 Belper Road

Bargate, DE56 0SU

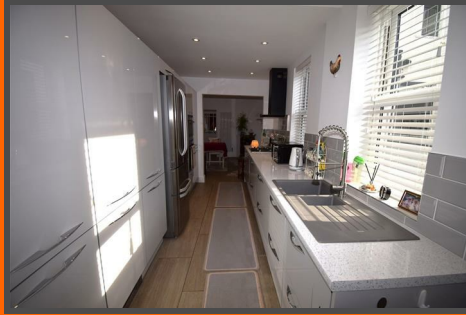
Offers Over £325,000



REDUCED FOR LIMITED PERIOD.

Occupying this highly desirable location is this unique and charming two bedroom cottage, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home hosting a wealth of character with magnificent views to the front and rear. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal Lounge with feature fireplace, dining room with feature multi fuel burning stove being open plan to the outstanding fitted kitchen with built-in appliances. Utility room and guest cloakroom WC. To the first floor landing, master bedroom enjoying the fine views over the valley, second bedroom with dressing room and a most impressive luxury bathroom having a four piece suite. The property boasts undoubtedly some of the finest views in the area. A special feature of the sale is the delightful rear garden which can only be truly appreciated when viewed. Having paved patio areas, lawn with mature well stocked borders and backing directly on to open fields. An early viewing is highly recommended.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



Lounge

11'11" x 11'7" extending 12'6" (3.64 x 3.54 extending 3.80)

Having a storm porch canopy the property is entered via a composite door with glazed inserts with a box bay PVCu double glazed window to the front elevation, column radiator, twin feature arches having inset lighting, coving to the ceiling, rose and light. Having a quality non slip ceramic tile flooring. The focal point of the room is a recently fitted electric Bemoderna convector living flame effect fire set on a raised polished stone hearth with matching surround. Television Point.

Recess

Having a quality ceramic tile flooring and useful under stairs storage cupboard.

Dining Kitchen

27'0" max reducing 11'10" x 12'5" reducing 7'3" (8.23 max reducing 3.60 x 3.79 reducing 2.22)

This most impressive and beautifully presented room has a dining area having an inset log burning stove set on a stone hearth with exposed brick mantle. PVCu double glazed sash style windows to the rear and side elevations, quality non slip ceramic tile flooring, column radiator. Door to staircase, door to the recess and ceiling light.

Having a high specification and beautifully presented fitted kitchen comprising of a range of base wall and matching drawer units with Q stone quartz work surfaces over incorporating a one and a half sink drainer unit with a Swan neck adjustable mixer tap. Complimentary splash back tiling, integrated NEFF double oven, NEFF four ring gas hob with extractor canopy over. Space for a fridge freezer unit, integrated dishwasher and a cupboard housing the recently installed Ideal Max gas central heating boiler which services the domestic hot water and central heating system. Recessed ceiling lighting, quality non slip ceramic tiled flooring, two PVCu double glazed sash style windows to the side elevation

Utility Area

7'3" x 3'9" x 8'10" max (2.22 x 1.14 x 2.68 max)

Being open plan from the kitchen area having a fitted Q stone Quartz work surface with complimentary splash back tiling.

Space and plumbing for an automatic washing machine and space for a tumble dryer. Recessed ceiling lighting and quality non slip ceramic tile flooring. Having a composite stable door and a PVCu double glazed sash style window to the rear elevation.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a vanity hand wash basin with fitted cabinet. PVCu double glazed sash style window to the rear elevation, central heating radiator and ceiling light.

To the first floor landing

With a wooden window to the side elevation, staircase to the landing. With three ceiling lights and central heating radiator. Access to the loft void.

Bedroom One

11'9" x 12'4" reducing 11'6" (3.59 x 3.75 reducing 3.51)

Having a PVCu double glazed window to the front elevation enjoying a fine aspect and panoramic views which can only be truly appreciated when viewed. Central heating radiator, ceiling light and useful built in cupboard with access to the loft void.

Bedroom Two

9'3" rteducing 8'5" x 11'11" (2.82 rteducing 2.56 x 3.62)

Having a PVCu sash style double glazed window to the rear elevation enjoying a fine aspect and views. Central heating radiator and ceiling light.

Walk in Wardrobe / Dressing Room

This generous and versatile space is currently used as a study/home office. Having a PVCu double glazed sash style window to the side elevation and ceiling light. This area would make an ideal nursery.

Luxury Family Bathroom

This generously proportioned and sumptuously equipped room is presented to the highest standards having a four piece suite comprising of a free standing bath with claw feet having a chrome column mixer tap. Concealed cistern WC with built in vanity hand wash basin and a shower enclosure having thermostatically controlled shower with rain head and hand held attachment.

With complimentary wall and floor tiling, ceiling light, Edwardian style heated towel rail radiator, recessed lighting, ceiling light and a PVCu Sash window enjoying the views.

Workshop / Home Office/ Playroom

21'11" x 11'7" (6.67 x 3.53)

This large workshop offers versatile space having four side windows, rear window, door to the rear and double doors with two side windows to the front aspect. Having power and light.

Outside

The property is set back from the road having a walled fore garden laid to patio with steps and path to the front door.

A special feature of the sale is the rear garden which enjoys a most pleasant aspect and fine views. Having a block paved patio area immediately to the rear. With a pathway to the side of the Workshop. Block paved patio area with lighting makes an ideal space for el fresco dining and entertaining. This area gives way to a manicured lawn with well stocked borders, vegetable/kitchen garden, timber shed and potting shed. Further patio with steps down to a most impressive area having feature circle with well stock borders containing a most interesting and varied selection of plants, perennials and shrubs. The garden concludes with a picket fence and gated access to a lawn area which backs directly onto open fields which enjoy undoubtedly one of the finest panoramic views in the area.

Area

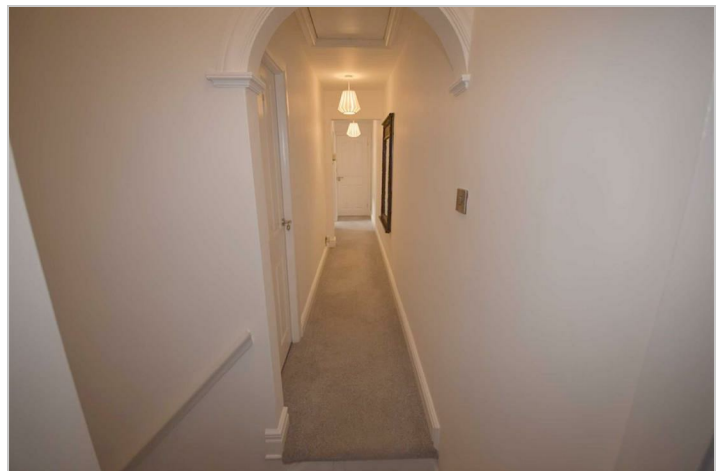
139 Belper Road is situated within walking distance of the

popular village of Holbrook and approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities and excellent dog walks. 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.

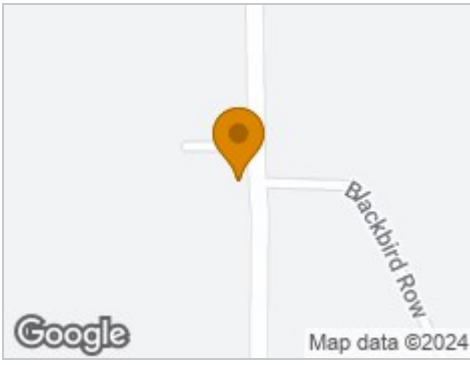
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can be found on the right hand side clearly identified by our distinctive Home2sell For sale board.



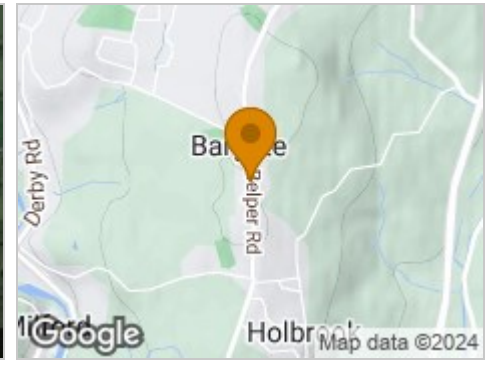
Road Map



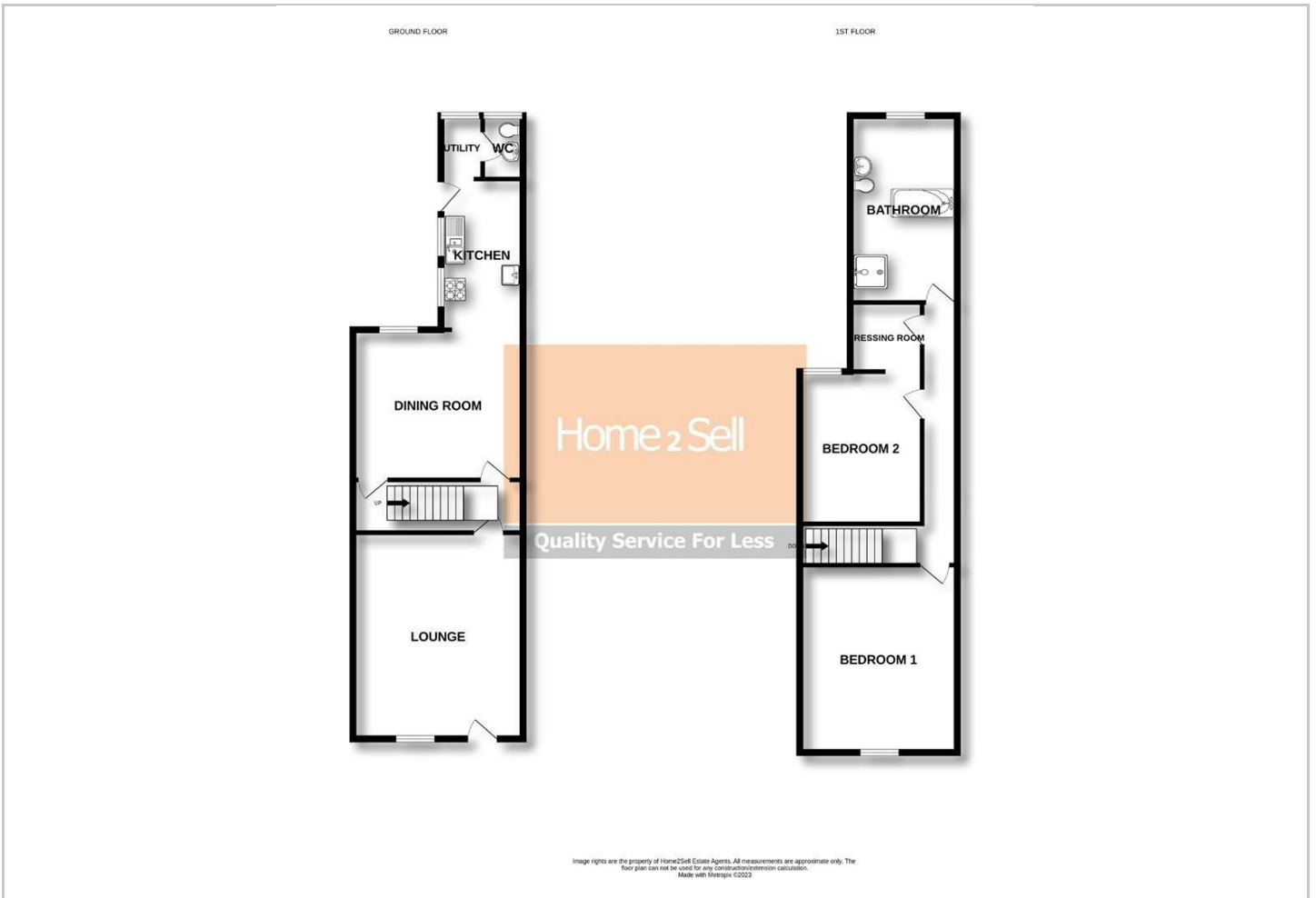
Hybrid Map



Terrain Map



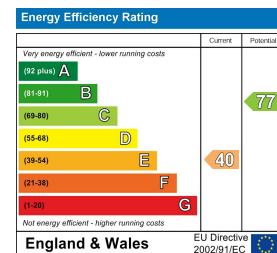
Floor Plan



Viewing

Please contact our Belper 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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