

Home 2 Sell

Quality Service For Less



## 106 Belper Road

Bargate, Belper, DE56 0SU

Offers In The Region Of £215,000



Occupying this highly desirable and much sought after location is this unique and charming two double bedroom cottage, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented accommodation hosting a wealth of character. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal lounge with feature fireplace, beautiful fitted dining kitchen with built-in appliances. Utility Room and Guest Cloakroom WC. To the first floor landing, two double bedrooms and a family bathroom having a three piece suite. An early viewing is highly recommended. NO UPWARD CHAIN.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Lounge

12'1" x 8'9" extending 9'7" (3.70m x 2.69m extending 2.93m )

The property is entered via a PVCu door having glazed inserts, PVCu double glazed window to the front elevation, central heating radiator, two wall lights, ceramic tile wood grain effect flooring, bespoke meter cupboard, feature exposed ceiling beams and television point. The focal point of the room is a fireplace having a stone hearth with exposed brick back drop. Oak door to the kitchen and staircase off to the first floor landing.

### Dining Kitchen

9'9" x 11'11" (2.99m x 3.64m )

This generously proportioned room has a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel one and half sink drainer unit with Swan neck mixer tap. Integrated electric fan assisted oven with a four ring gas hob. Vinyl flooring, space for a fridge freezer, PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Opening to the Utility Room

### Utility Room

8'10" x 5'8" (2.70m x 1.75m )

Having fitted eye level units with work surfaces below having space and plumbing for an automatic washing machine, space for a tumble dryer, PVCu double glazed window to the rear elevation, central heating radiator, ceiling light and vinyl flooring.

### Inner Hall

Having a PVCu door to the rear access, vinyl flooring and a cupboard housing the gas combination boiler

which services the domestic hot water and central heating system.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Light and vinyl flooring.

### To the first floor landing

Exposed ceiling beam and light. Doors to Bedrooms and Family Bathroom.

### Bedroom One

12'3" x 8'11" extending 9'4" (3.74m x 2.74m extending 2.87m )

Having a vaulted ceiling with exposed beams, PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful storage cupboard. Oak door and Television point.

### Bedroom Two

13'2" reducing 9'3" x 12'1" reducing 7'6" (4.03m reducing 2.82m x 3.70m reducing 2.30m )

Having a vaulted ceiling with hand painted beams, central heating radiator, PVCu double glazed window to the rear elevation and ceiling light. Television Point and oak door.

### Family Bathroom

Having a three piece suite comprising of a close coupe WC, pedestal hand wash basin and a bath with panelled side having a Triton electric shower over. Chrome ladder style heated towel rail, oak door, complimentary wall tiling, vinyl flooring and a PVCu double glazed opaque window to the rear elevation.

### Outside

The property has Derbyshire stone wall with a block paved fore court to the front which makes an ideal place for el fresco dining. To the rear gated access to a block paved pathway with small storage area ideal for domestic waste bins.

### Area

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 left hand side clearly identified by our distinctive Home2sell For sale board.



## Road Map



## Hybrid Map



## Terrain Map



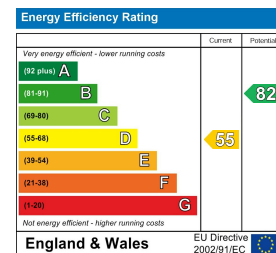
## Floor Plan



## 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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