

Home 2 Sell

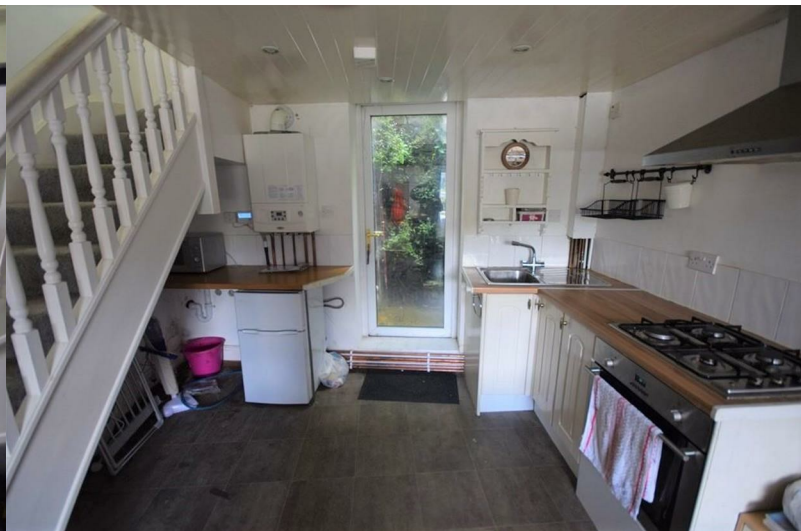
Quality Service For Less



## 11 Parkside

Belper, DE56 1HY

Offers Around £110,000





Home2sell are delighted to offer this charming character cottage located in a highly sought after residential location of Belper. The accommodation has been tastefully modernised to retain many original features in keeping with the style and age of the cottage and benefits from gas central heating, fitted kitchen and shower room. Having courtyard and Utility outbuilding. An internal inspection is highly recommended.  
EPC BAND D



### Open Plan Lounge Dining Kitchen

5.55m x 3.28m extending 3.39m reducing 2.55m

Having a wooden door to the front elevation with double glazed window, feature traditional Derbyshire Fireplace with quarry tile hearth and exposed stone backdrop. Exposed ceiling beams, central heating radiator, recessed ceiling lights and single ceiling light, vinyl flooring and PVCu door with glazed insert to the rear courtyard.

The kitchen area has a breakfast bar, matching base units with roll top work surface over incorporating a stainless steel sink drainer unit with chrome mixer tap. Integrated electric oven with four ring gas hob and stainless steel extractor over. Wall mounted glowworm boiler servicing the domestic hot water and central heating system. Stairs off to the first floor landing.

### Utility Building

Having Power and plumbing for an automatic washing machine.

### To the first floor landing

Having a galleried landing. PVCu double glazed window to the rear elevation and central heating radiator.

### Bedroom

9'1" extending 12'1" x 10'10" max (2.77m extending 3.69m x 3.32m max )

This generously proportioned room has two double glazed windows to the front elevation. Central heating radiator and ceiling light. Feature traditional open fireplace.

### Shower Room

Having a three piece suite comprising of a close

couple WC, pedestal hand wash basin and a shower enclosure with a thermostatically controlled shower unit. Central heating radiator, PVCu double glazed opaque window to the rear elevation and complimentary tiling.

### Outside

Having a small courtyard area giving access to the utility outbuilding.

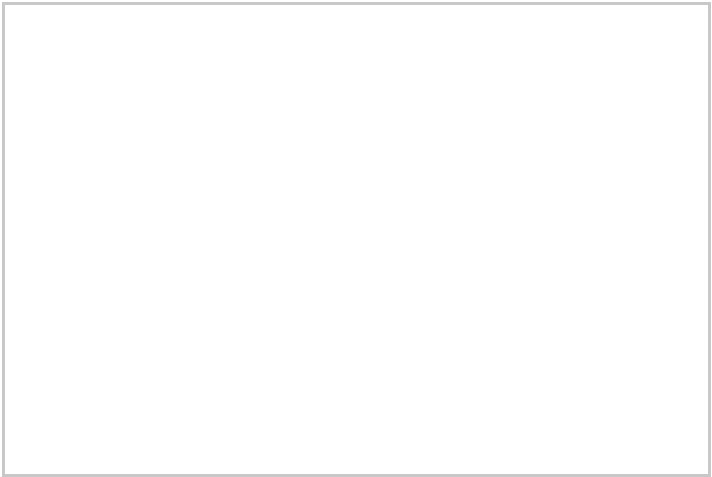
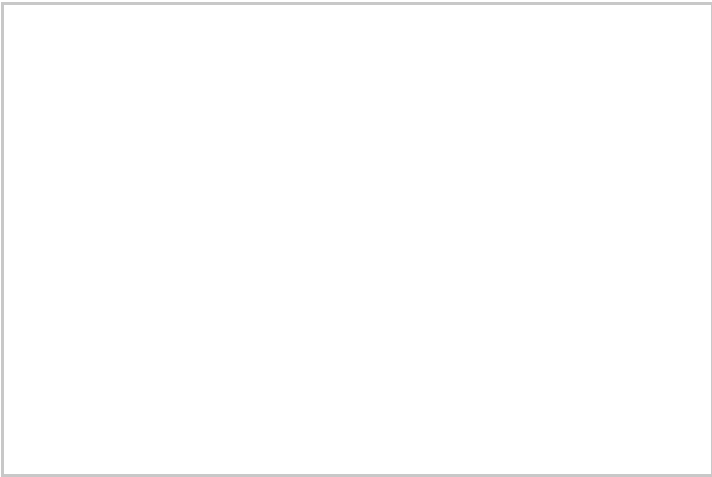
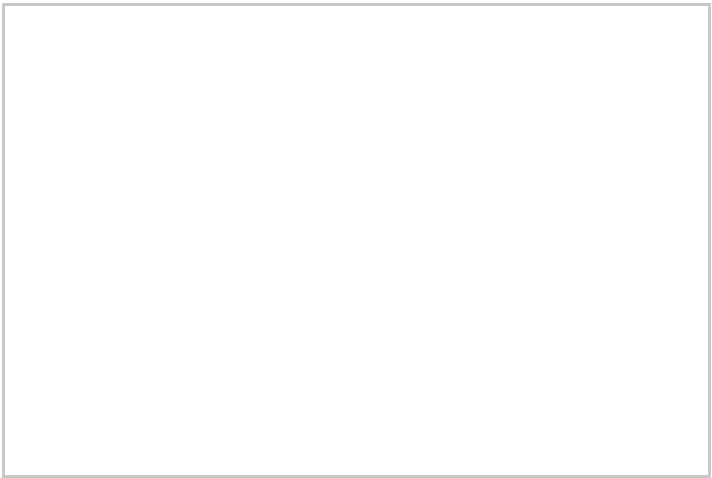
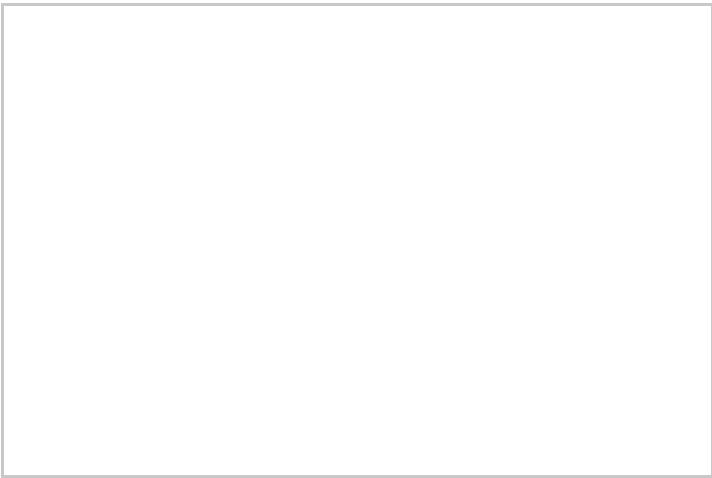
### Area

11 Parkside is situated within walking distance 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 our Belper office continue through the Market Place and bear right onto Lander Lane. At the T junction proceed straight across onto Parkside where the property is situated on the left hand side clearly identified by our distinctive Home2sell For sale board.



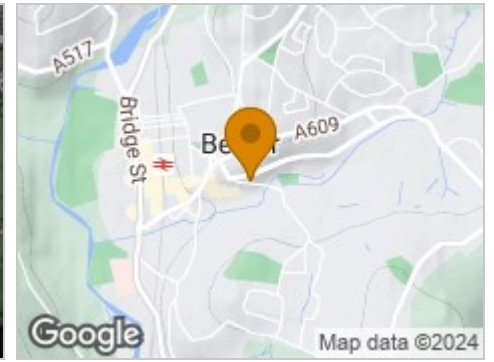
## Road Map



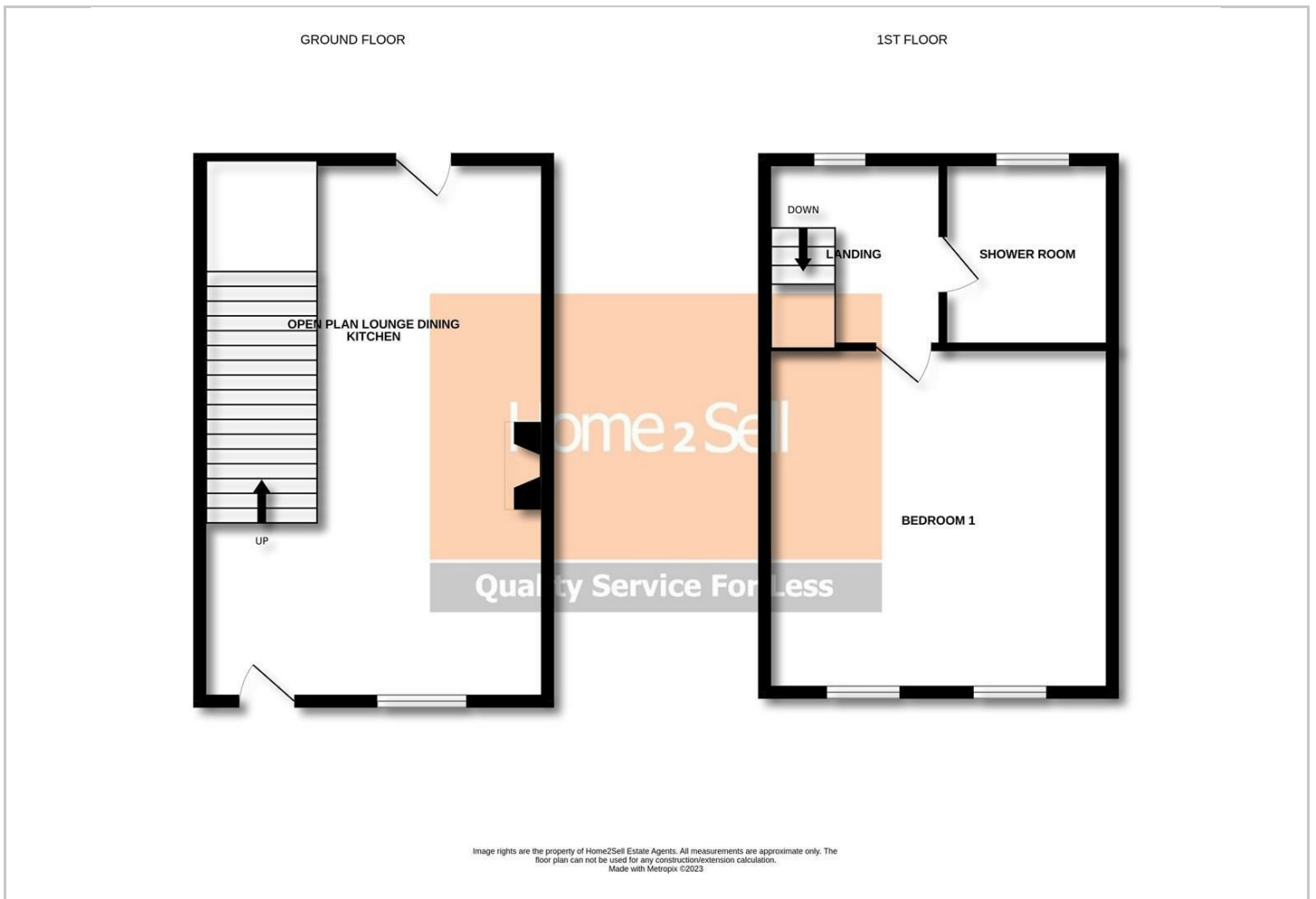
## Hybrid Map



## Terrain Map



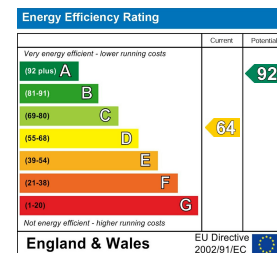
## Floor Plan



## 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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