

Home 2 Sell

Quality Service For Less



41 Nottingham Road

Belper, DE56 1JG

£190,000



Home2sell are delighted to offer this opportunity to acquire a very charming and well presented two bedroom traditional cottage residence occupying a convenient and much sought after location, being within easy walking distance of Belper Town centre and enjoying a fine aspect and views. An internal inspection will reveal, conservatory, lounge with feature fireplace and spiral staircase and a fitted kitchen. The first floor landing leads to two well proportioned bedrooms and family shower room having a three piece suite. Outside to the front a low maintenance fore garden and to the rear a delightful cottage garden having patio and mature borders. enjoying fine views over the surrounding area. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Conservatory

10'2" x 4'0" (3.11m x 1.23m)

Having PVCu double doors , PVCu double glazed units with polycarbonate roof PVCu double doors to the lounge and quarry tile flooring.

Kitchen

11'1" x 10'0" (3.39m x 3.06m)

Having a fitted kitchen comprising of a range of base matching wall units with roll top work surfaces over incorporating a sink drainer unit with mixer tap, space and plumbing for an automatic washing machine, space for a cooker and fridge freezer. PVCu double glazed windows to the rear and side elevations, recessed ceiling lights and ceiling light. Exposed ceiling beams and tile effect vinyl flooring.

Lounge

17'5" x 11'4" (5.31m x 3.46m)

Having open fireplace, spiral staircase, exposed feature stone wall, central heating radiator, wall and ceiling lights. Television Point. PVCu double doors to the conservatory.

To the first floor landing

Having a PVCu double glazed window, wall lights and access to the loft void. Storage cupboard.

Bedroom One

10'3" x 12'2" (3.14m x 3.71m)

Having two wall lights, ceiling light, PVCu double glazed window to the rear elevation with fine views and central heating radiator.

Bedroom Two

7'11" x 6'5" (2.43m x 1.98m)

Having a PVCu double glazed window to the rear

elevation with fine views, mirror fronted wardrobe, central heating radiator and ceiling light.

Bathroom

Having a three piece comprising of a concealed cistern WC, vanity hand wash basin and fitted shower cubicle. Complimentary wall tiling, chrome heated towel rail.

Outside

Outside to the front a low maintenance fore garden and to the rear a delightful cottage garden having patio and mature borders. enjoying fine views over the surrounding area. Green House and kitchen garden.

Area

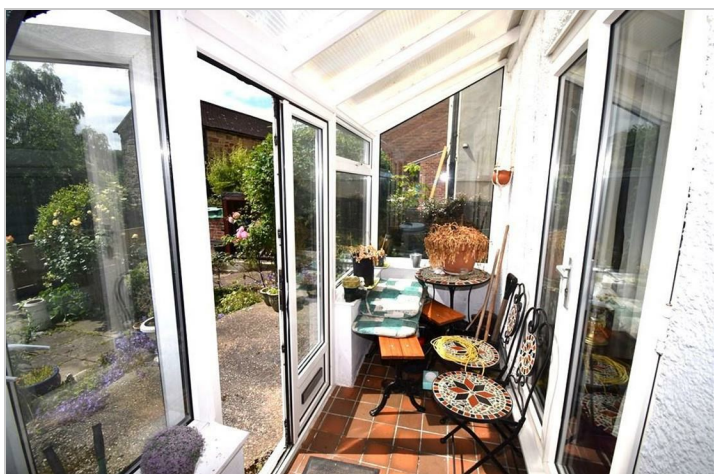
41 Nottingham Road is situated with in walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. 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.

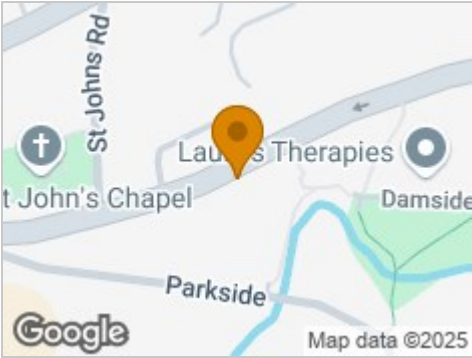
Directional Note

Leave the Home2Sell office on Market Place and proceed up the hill onto High Street, continue over the hill onto Spencer Road turning right at the

mini-roundabout. Turn right at the second mini-roundabout onto Nottingham Road. The property can be located on the left hand side approximately $\frac{3}{4}$ of the way along the road.



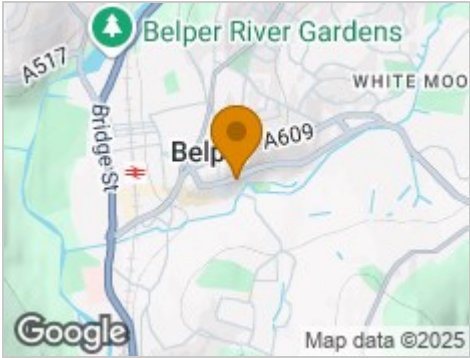
Road Map



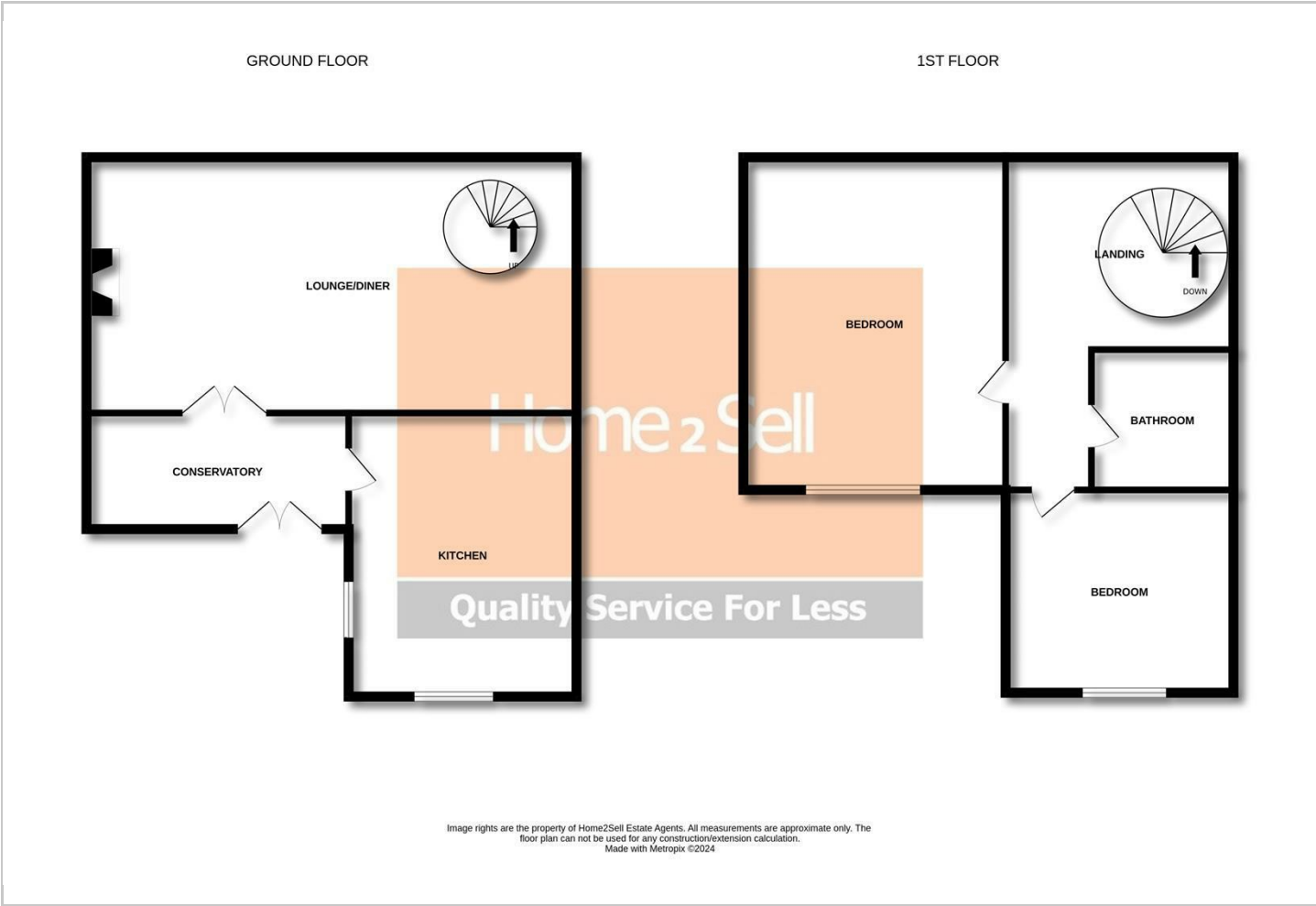
Hybrid Map



Terrain Map



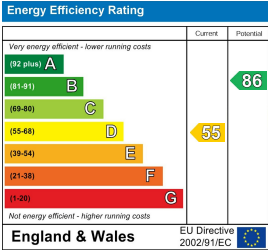
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.