

Home 2 Sell

Quality Service For Less



72 Nottingham Road

Belper, DE56 1JH

Offers Around £220,000



Occupying a popular location is this substantial two bedroomed, plus attic, end terraced property, which represents an excellent opportunity for the discerning purchaser looking to acquire a superbly presented family home. The property retains many original features and has the benefit of gas central heating and PVCu double glazing and a recommended internal inspection will reveal, lounge with feature multi fuel burning stove, separate dining room with log burning stove and a superb modern fitted kitchen with built in appliances. Luxury family bathroom having a four piece suite with spa bath and to the first floor landing two double bedrooms with delightful view and attic space. To the rear of the property is a delightful elevated rear garden. Viewing Essential.



Lounge

11'8" x 13'10" (3.57 x 4.23)

The property is entered via a composite door having glazed insert. Having a sealed unit PVCu double glazed sash style window to the front elevation, television point, wall lights exposed ceiling beams and an inset feature multi fuel burning stove set on a raised stone hearth. Edwardian style central heating radiator. Open plan with step to:

Dining Room

12'2" reducing 10'11" x 9'3" (3.71m reducing 3.33m x 2.82m)

The focal point of the room is a traditional Derbyshire Fireplace with stone lintel and exposed stone and brick back drop, with a log burning stove on a raised stone hearth. Ceramic tile flooring, exposed ceiling beams, wall lights , PVCu sealed unit double glazed window to the rear elevation and an Edwardian style central heating radiator. Useful under stairs storage area and cellar.

Kitchen

11'3" x 7'4" (3.44m x 2.25m)

Having a modern fitted kitchen comprising of a range of base, wall and matching draw units with feature display cabinets having a roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap, complimentary splash back tiling and ceramic tile floor covering. Integrated fan assisted electric oven with gas five ring professional hob with a stainless steel extractor canopy over. Integrated fridge and freezer, space and plumbing for a n auto automatic washing machine. Built in wine rack, recess display low voltage lighting, sealed unit PVCu double glazed

window to the side elevation and a PVCu stable door to the side access having half glazed insert with opener. Having a skylight with a warm deck insulated roof with support for green roof capability.

Inner Recess

Having units and roll top work surface over with gas combination boiler which services the domestic hot water and central heating system. PVCu sealed unit double glazed window to the side elevation.

Family Bathroom

Having a four piece suite comprising of a double enclosed shower cubicle with thermostatically controlled shower, pedestal hand wash basin, spa bath with side panel and low flush WC. Chrome ladder style heated towel rail and Edwardian style central heating radiator, recessed ceiling lights, complimentary wall panelling and a sealed unit PVCu double glazed opaque window to the rear side elevation.

To the First Floor Landing

Having wall light.

Master Bedroom

11'8" x 13'3" (3.58m x 4.05m)

This generously proportioned room has a PVCu sealed unit double glazed sash style window to the front elevation with the most delightful views over the surrounding countryside and park land. Edwardian style central heating radiator and ceiling light.

Bedroom Two

10'10" x 9'1" (3.31 x 2.79m)

Having a PVCu sealed unit double glazed window to the rear garden aspect. Edwardian style central

heating radiator, bespoke pine storage cupboard and ceiling light. Door to the attic.

Attic Space

Having staircase to the attic space. Being of a good size currently used for storage.

Outside

The cottage is set back from the road behind an enclosed fore garden with natural stone wall.

To the rear of the property there is a tiered elevated garden having the most delightful patio and decking sun terraces with an area laid mainly to lawn and mature and well established well stocked borders with a variety of perennials, planting and shrubs. A special feature of the sale is the fine aspect and views over the surrounding countryside which must be viewed to be fully appreciated.

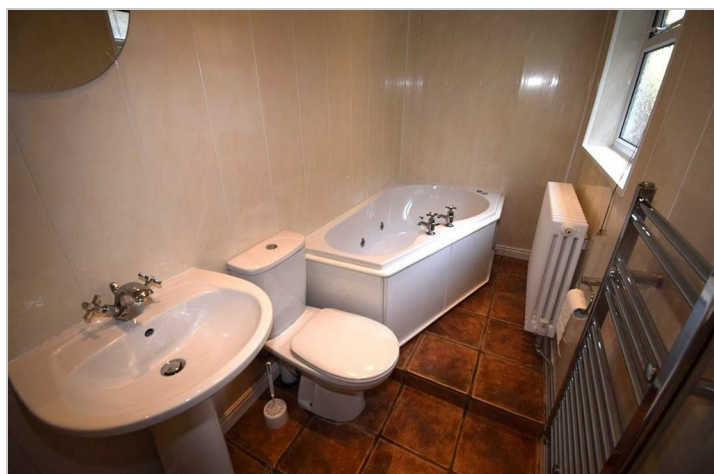
Area

Belper is a thriving market town and this property is only situated with in short walking distance of its comprehensive range of amenities and leisure facilities. For those enjoying leisure pursuits, Chevin Golf Course located in Duffield is highly regarded and some delightful walks can be found in the

neighbouring hills. The property also lies within close proximity of Carsington Water and the famous market town of Ashbourne, known as the gateway to the Peak District.

Directional Note

From our Belper office of Home2sell proceed along and past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then right at the next mini-roundabout onto Nottingham Road, and the property will be found on the right-hand side clearly identified by our distinctive Home2sell 'For Sale' board.



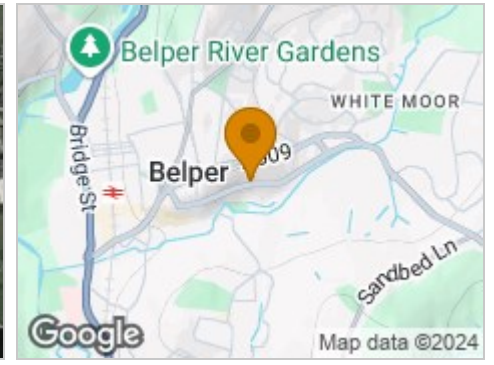
Road Map



Hybrid Map



Terrain Map



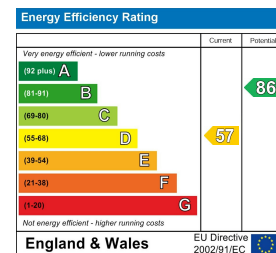
Floor Plan



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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