

Home 2 Sell

Quality Service For Less



25 Wyver Lane

Belper, DE56 2UB

£275,000



Home2sell are delighted this most attractive Grade II Listed FOUR bedroom Georgian cottage built circa 1791 occupying this delightful picturesque location off Belper Lane, overlooking the River Derwent, Belper River Gardens and the Historic East Mill. Accommodation in brief comprises: Dining Room with feature fireplace, Lounge with feature fireplace, inner hall, wine cellar, fitted breakfast kitchen with built in appliances. Family bathroom having a three piece suite. The first floor landing leads to four well proportioned bedrooms. Outside the property has a courtyard to the side elevation and enjoys a fine aspect. There is off road parking along the lane and a very generous garden that backs directly on to the River Derwent that can only be truly appreciated when viewed. No Chain. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Dining Room

13'3" x 9'2" extending 10'9" (4.05m x 2.81m extending 3.30m)

The property is entered via a traditional door having a traditional sash window to the front elevation, quarry tile flooring, exposed ceiling beams, open fire, bespoke cupboard and ceiling light.

Lounge

13'0" x 13'1" (3.98m x 4.01m)

Having a sash window to the front elevation, exposed stone and brick fireplace with raised hearth, exposed ceiling beams, bespoke cupboard, wall lighting and television point.

Inner Hall

Storage and wine cellar.

Breakfast Kitchen

17'0" max reducing 11'3" x 9'2" reducing 4'10" (5.20m max reducing 3.43m x 2.81m reducing 1.48m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, integrated fan assisted electric oven, gas four ring hob and extractor canopy over. Space for a fridge freezer, space for an automatic washing machine, breakfast bar, wooden door with glazed insert and window to the side elevation and courtyard. Terracotta floor tiling, complimentary splash back tiling, exposed ceiling beams and lighting.

Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, wall mounted hand wash basin

and bath with panelled side and thermostatically controlled shower over.

To the first floor landing

Having ceiling light.

Bedroom One

13'3" x 12'5" (4.04m x 3.81m)

Having a sash window to the front elevation enjoying the fine aspect and ceiling light.

Bedroom Two

9'6" extending 10'11" x 12'11" max (2.92m extending 3.34m x 3.96m max)

Having a sash window to the front elevation, access to the loft void and ceiling light.

Bedroom Three

9'10" x 7'2" (3.02m x 2.19m)

Having a window and ceiling light.

Bedroom Four

9'3" reducing 6'0" x 7'11" reducing 4'11" (2.83m reducing 1.85m x 2.43m reducing 1.51m)

Having Velux window, ceiling light, storage cupboard and wall mounted gas boiler.

Outside

Outside the property has a courtyard to the side elevation and enjoys a fine aspect with very generous garden that backs directly on to the River Derwent that can only be truly appreciated when viewed.

Shared Off road Parking along the lane.

Area

The property sits in a commanding position

overlooking Belper river gardens and mills with the Heritage Way running past, certain to appeal to walkers and dog owners. A special feature of the sale is the large garden which back directly on to the River Derwent. Being walking distance of the vibrant town of Belper with all typically required day to day amenities, popular public houses, restaurants and cafés. There is also a bus and rail station offering impressive services. The famous Peak District is within easy reach as is the city of Derby both easily accessed from the A6.

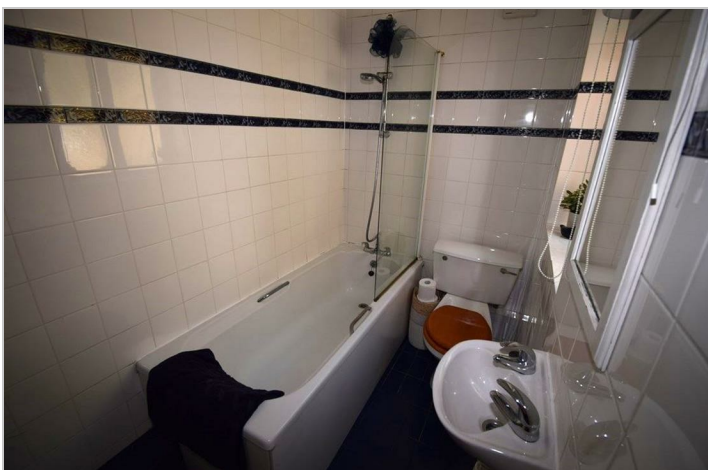
Directional Note

The property is easily approached from Bridge Street (A6) which runs through Belper town centre, heading north, turning left at the traffic lights immediately prior to the mills, on reaching the sharp bend turn right onto Belper Lane, then turn immediately right into Wyver Lane continuing past the cottages where the property will be found on the left clearly identified by the agents for sale board.

Note

Wyver Lane has suffered flooring in the past. We are informed by our vendor client that the property has not flooded during their family

ownership and have been able to gain necessary insurances.



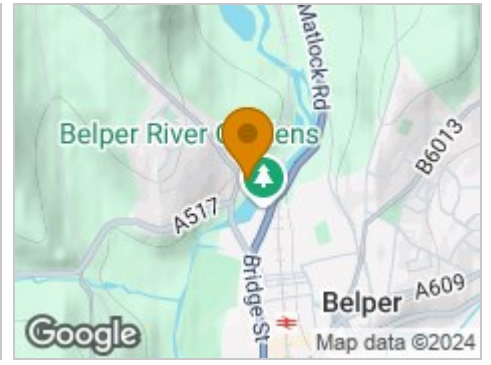
Road Map



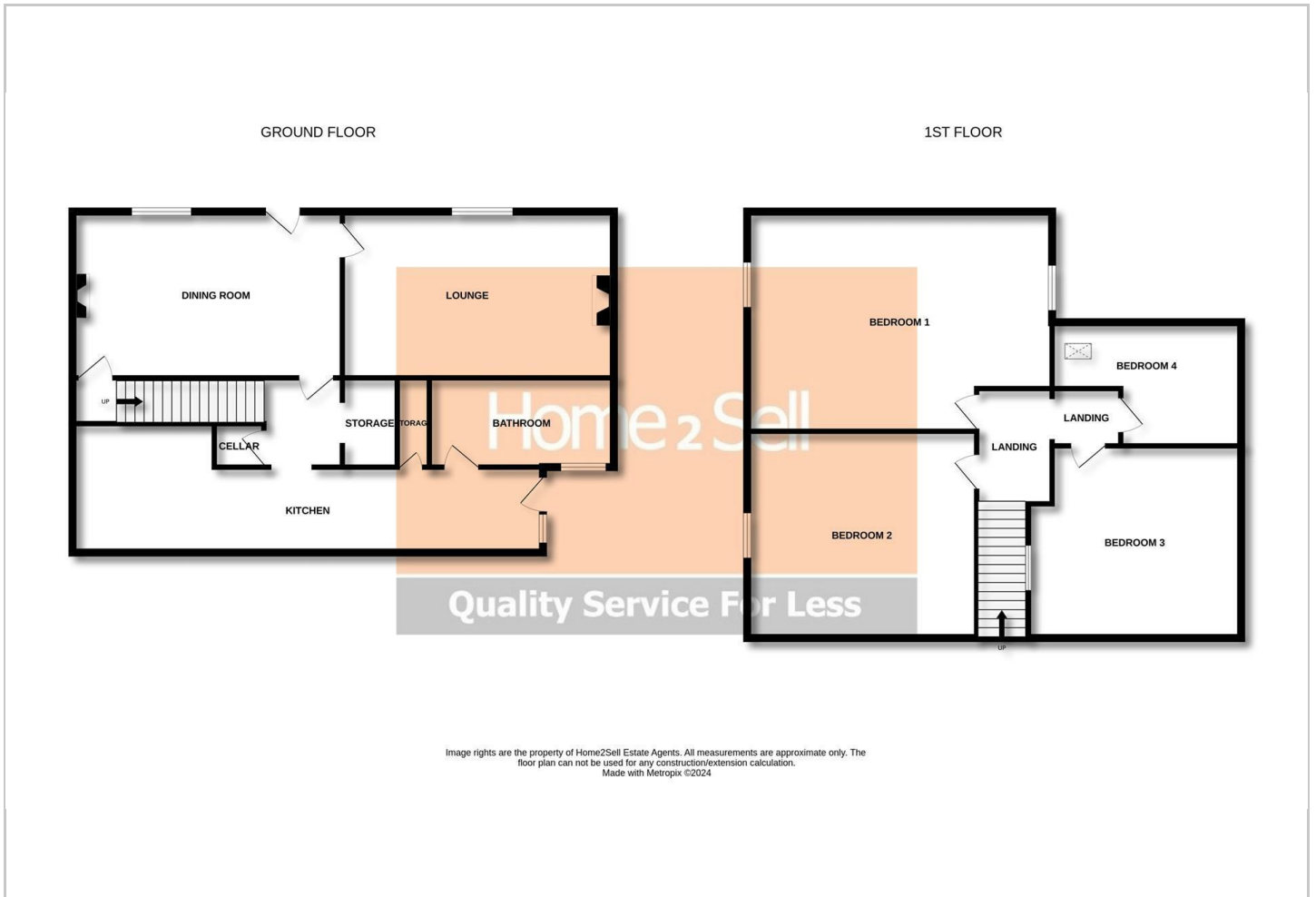
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.