

Home 2 Sell

Quality Service For Less



## 27a The Butts

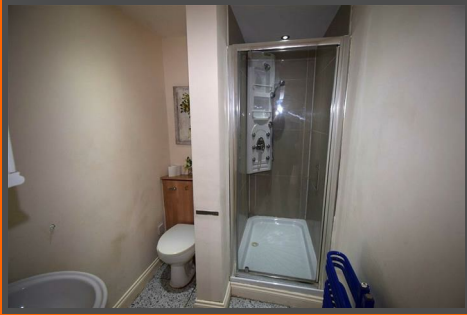
Belper, DE56 1HX

Offers Over £90,000



Home2sell are delighted to offer this beautifully presented and spacious one double bed roomed apartment located in a convenient position just a short walk away from Belper Town Centre. The accommodation comprises in brief of a modern breakfast kitchen, generous lounge, modern shower room with impressive spa shower and a well proportioned double bedroom. The apartment enjoys a fine aspect and views. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL



### Dining Kitchen

12'0" x 10'10" (3.67m x 3.32m )

Having a modern fitted kitchen comprising of a range of base, wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with with chrome mixer tap. With an integrated four ring electric hob with electric fan assisted oven and extractor over. Space and plumbing for an automatic washing machine and space for a fridge freezer, wood grain effect laminate flooring, recessed ceiling lighting, central heating radiator and a double glazed window to the side.

### Inner Hall

Providing access to lounge, shower Room and bedroom.

### Lounge

14'11" x 12'4" (4.57m x 3.78m )

This generously proportioned light and airy room enjoys a fine aspect and views with wood grain effect laminate flooring, recessed ceiling lighting, central heating radiator and a sash double glazed window to the front elevation.

### Family Shower Room

Having a three piece suite comprising of a concealed cistern WC, pedestal hand wash basin, shower cubicle with wall mounted 'spa' shower, recessed ceiling lighting extractor fan, wood grain effect laminate flooring and a heated towel rail.

### Bedroom

This double bedroom has wood grain with wood effect laminate flooring, central heating radiator, recessed ceiling lighting, double glazed front sash window to the front elevation and a cupboard housing the electric central heating system.

### Area

The town of Belper is located approximately 7 miles north of Derby city centre and offers a good range of local amenities including shops, schools and recreational facilities. There is a regular train service to Derby and the A6 provides convenient access through Duffield to the city centre. The nearby A6 (approximately 2 miles) provides swift onwards travel to the north and south, other nearby regional centres and the main motorway network.

### The Butts and St Johns Church

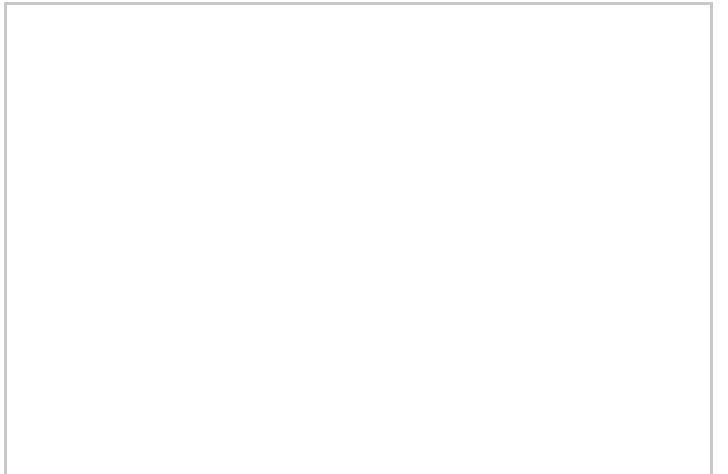
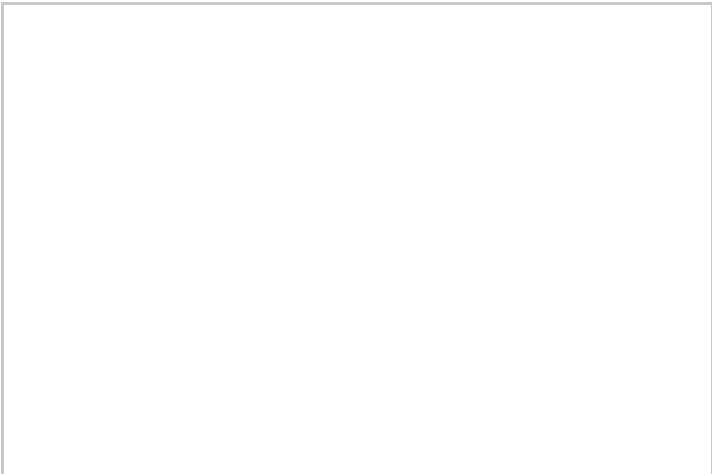
The apartment sits a in an historically interesting area of Belper called The Butts. There is a row of stone terraced cottages built in 1829 by John Williams Melbourne. Walk along the path by these cottages and through the lych gate at the top, which leads into St. John's Churchyard.

St John's Chapel was built as a foresters' chapel about 1250. Belper's growth as an industrial centre during the later part of the 18th century and the early 19th century gave rise to a considerable increase in the population, which necessitated the building of a larger church. After St. Peter's Church was built in 1822 St. John's Church was largely neglected. In the 1980s it was decided that a new use should be found for it and it was converted into a Town Council office, meeting room and heritage centre.

### Directional Note

From the Home2Sell office continue with the Market Place on the right onto High Street. Turn right just before the brow of the hill into St Johns Road. Turn right again at the end of the road on to Nottingham Road where the property can be located on the right hand clearly identified by the Home2Sell For Sale board.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### GROUND FLOOR

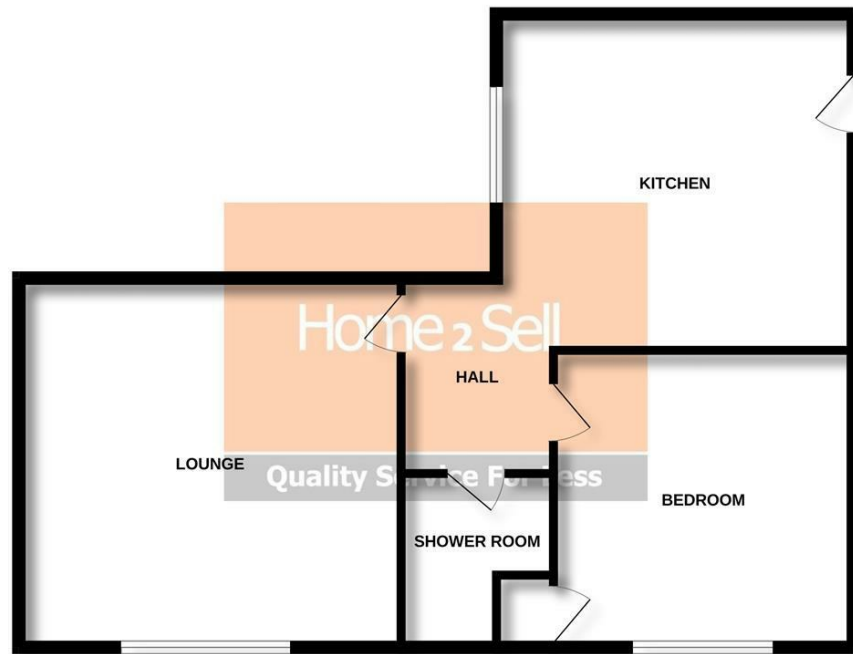
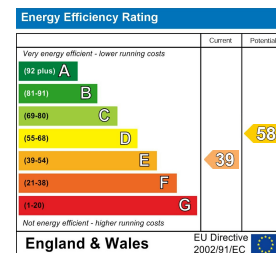


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## Viewing

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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