

Home 2 Sell

Quality Service For Less

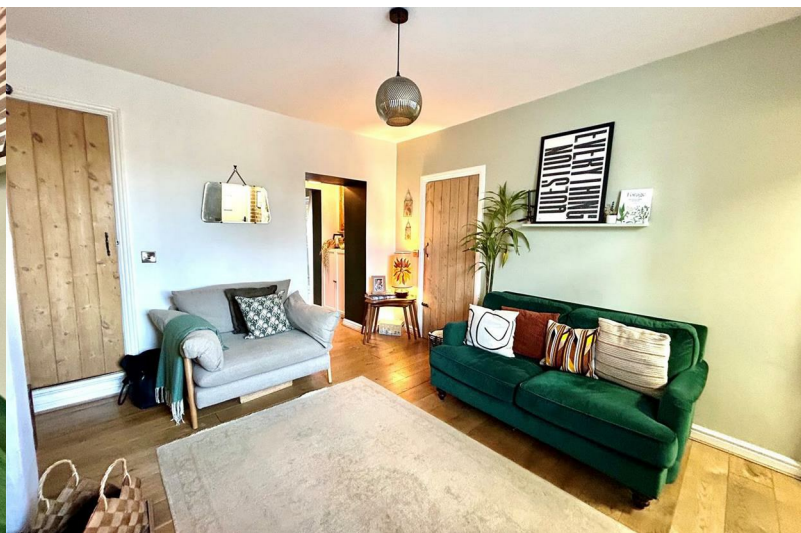


## 6 Banks Buildings

Milford, Belper, DE56 0QJ

£320,000

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Home2sell are delighted to offer this charming double fronted character accommodation. This two bedroomed cottage is situated in a peaceful area of Milford. The property has gas central heating and an internal inspection will reveal entrance porch, lounge with feature log burning stove, dining room/office and breakfast kitchen. To the first floor landing with two double bedrooms and a luxury bathroom. To the front of the property is a beautiful paved courtyard with stone boundary. On the opposite side of the road is an impressive tiered riverside garden, with access to the river having its own boat. VIEWING ESSENTIAL.

DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

A traditional wooden cottage door with glazed insert. Tiled flooring. Having a range of coat hangings, light and exposed brick walling.

### Lounge

12'3" x 10'2" (3.75 x 3.12)

A well presented cosy lounge, having oak flooring throughout. With feature recessed fireplace, Stone lintel and a multi wood burning stove, with tiled hearth.

Character sash window to the front with wooden thermal shutters, radiator and TV aerial point. Panelled wooden doors leading to the staircase and kitchen.

### Kitchen

12'8" x 8'0" (3.88 x 2.46)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with wooden worktops incorporating a ceramic Belfast sink with chrome swan neck mixer tap. Complimentary splash back tiling. Integrated appliances include an electric oven and a gas hob with extractor hood, Bosch Dishwasher, space for a fridge freezer and plumbing for an automatic washing machine. There is recessed spotlights, vertical column radiator, tiled flooring, character sash window to the front with a seating area. A solid wood entrance door opens into the rear lobby.

### Dining Room / Office

13'6" x 6'3" (4.13 x 1.91)

A very well presented Dining Room/ Office, with oak flooring throughout, Upvc French doors opening into a private walled courtyard. Having a vertical Column radiator.

Under stairs storage cupboard.

### Rear Lobby

A half glazed lean to having good storage and access to the rear court yard.

### Landing

Staircase from the lounge climbs to the first floor landing. Having a character sash window to the side and a radiator.

### Bedroom 1

12'3" x 11'11" (3.75 x 3.64)

A generous sized room with natural light having dual aspect character sash windows to the front and rear enjoying pleasant views. Having modern fitted wardrobes , ceiling light and radiator.

### Bedroom 2

12'2" x 10'6" (3.72 x 3.22)

Having character sash window to the front and far reaching views, radiator, exposed beams to the ceiling, original brick and stone fireplace and wooden floors.

### Luxury Bathroom

A very generous sized bathroom appointed with a stylish four piece suite comprising A luxury walk-in glazed shower enclosure with thermostatic storm shower, vanity wash hand basin with storage beneath, low flush WC and a freestanding rolled top bath with chrome taps. Tiled flooring, inset spotlighting, heated towel radiator, Upvc opaque window to the rear elevation and a large built in linen cupboard.

### Garden

To the front of the property is a pretty paved area with stone boundary walling, outside light and a

wrought iron gate. Space for a seating area. Across the road is a tired riverside garden, accessed via a timber gate with stone steps leading to a lawn area with a shed and a log store. There are two further tiers one providing a lovely seating area with beautiful views over looking the river. Wooden steps down to a wild garden area and access to the river bank, where the families boat is tethered.

### Courtyard Garden to the rear

A shared entry allows secure access to the rear courtyard garden with a gravelled edging and weather resistant decking.

### Area

Milford is a sought after village forming part of the World heritage corridor between Matlock and Derby. The village is renowned for its historic mills, character and charm. Having the River Derwent flowing through adjacent to the A6 providing easy access to Derby, Nottingham and major road links, A38 and M1, whilst providing the gateway to the stunning Peak District. Milford has an excellent primary school, popular real ale pubs, many countryside walks and easy access to Belper.

### Directional Note:

Proceed from the Belper office along the A6 towards Derby and entering the village of Milford, the road then bends to the right and bridge over the river Derwent, after the bridge take the first right turn onto Chevin Road and continue where the property can then be identified on the left hand side clearly identified by our distinctive Home2sell For sale board.





Road Map



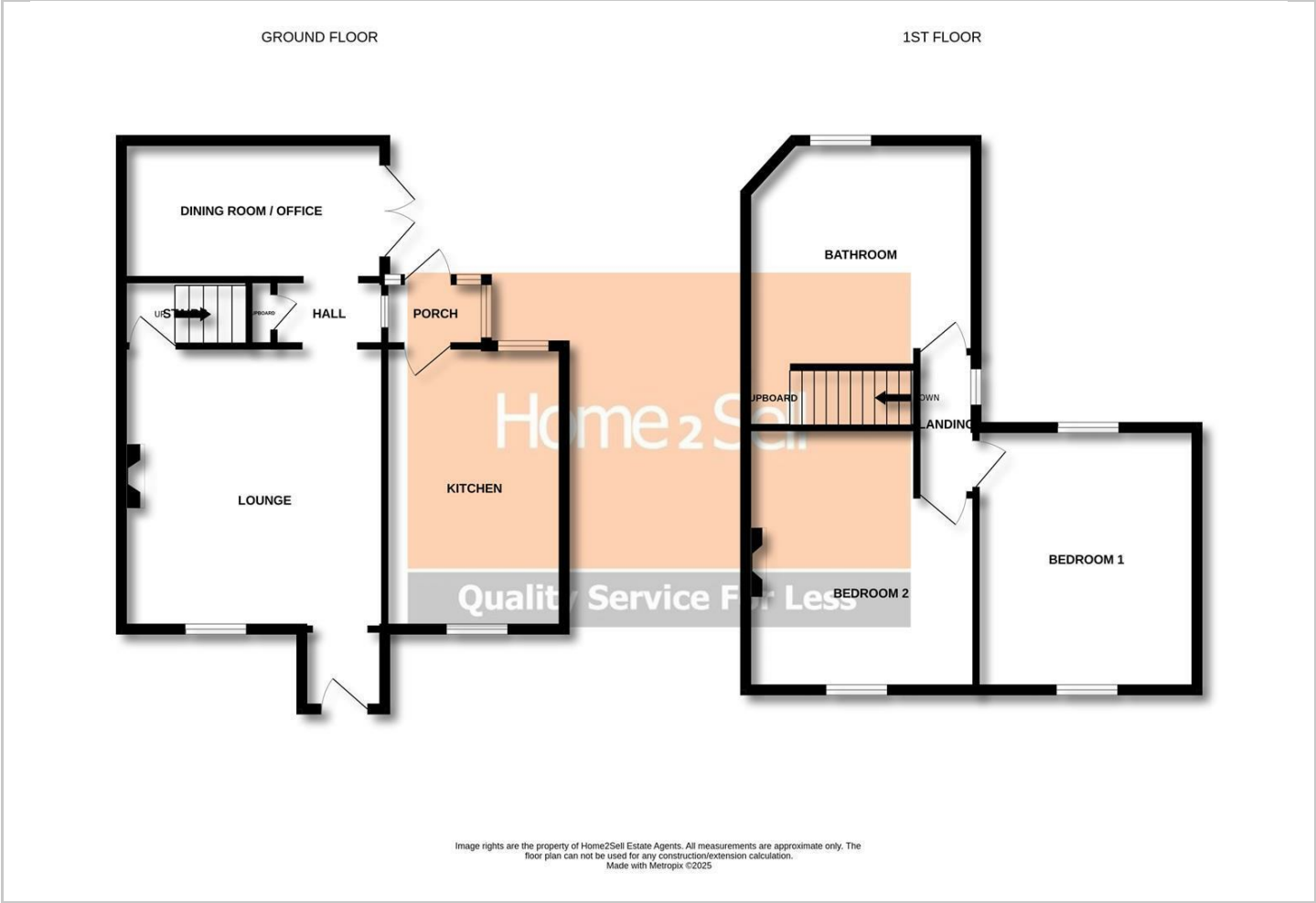
Hybrid Map



Terrain Map



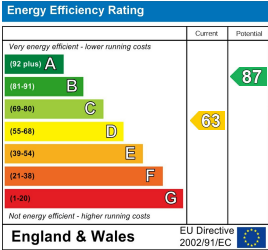
Floor Plan



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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