



HOPKINS & DAINTY

ESTATE AGENTS



Belper Lane, Belper, DE56 2UG

£299,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and double fronted stone cottage. With a pleasant Southerly aspect to the front and elevated position with views over the River Derwent, Belper River Gardens and Historic East Mill. Located a short walk up the hill from the river, convenient for access into Belper along with lovely countryside walks along the nearby Wyver Lane.

The property is for sale with NO UPWARD CHAIN and is currently used as a holiday let. Approached via a gated path with a front shrub garden and patio seating area, there is an outside log shed and utility room. Internally, the accommodation is accessed via a front entrance hall with a beautiful tiled floor, leading to the spacious dining room on the left and to the right there is a good size lounge with a feature fireplace and access down to the cellar. The kitchen is fitted with a modern range of units and integrated appliances including an oven, hob, dishwasher and microwave. On the first floor the passage landing provides access to both double bedrooms and the bathroom, which has a three piece suite including an over bath shower. The property has gas central heating off a combination boiler and double glazing.

This stunning home offers a fantastic opportunity to buy a character stone cottage in the popular market town of Belper. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed wooden entrance door. With an attractive tiled floor, stairs rising to the first floor and doors leading off.

Dining Room 13'10" x 12'9" (4.23 x 3.89)



Generous sitting room/dining room with an ornamental fireplace, radiator, picture rail and double glazed front window.

Lounge 14'3" x 13'1" (4.36 x 3.99)



Spacious sitting room with a lovely stone fireplace and log burning stove. Tiled flooring, a radiator, double glazed front window, display shelving, built in storage cupboard, doors to the cellar and kitchen.

Kitchen 9'9" x 7'3" (2.99 x 2.22)



Fitted range of base and wall units with work surfaces, glazed display cabinets and under unit lighting. Inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, hob and hood, along with an integrated dishwasher and microwave. Tiled flooring, a radiator, double glazed front and side windows and a double glazed door opening to the front of the property.

Cellar 13'0" x 10'0" (+steps) (3.97 x 3.06 (+steps))



Useful storage space with a vaulted ceiling.

First Floor Landing



Passage landing with attractive wooden doors leading off and a radiator.

Bedroom 1 13'9" x 12'10" (4.20 x 3.93)



Large master bedroom with an ornamental fireplace, radiator and double glazed front window.

Bedroom 2 13'0" x 10'11">9'0" (3.98 x 3.34>2.76)



Second double bedroom with a built in wardrobe, radiator and double glazed front window. Access to the loft space via a pull down ladder. The loft is boarded with lighting, providing a useful storage space.

Bathroom 9'6" x 7'0" (2.90 x 2.14)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent and a boiler cupboard housing the wall mounted gas boiler. Double glazed side window with impressive views towards the River Gardens and Mill.

Frontage/Patio Garden



The property is approached via a metal gate and path leading to the entrance door, having a storm canopy and lighting. To the left of the house there is a log shed and to the right is a utility shed. The front border garden has mature shrubs and there is also a patio seating area with views towards the River Gardens.

Utility Shed 4'7" x 2'9" (1.40 x 0.85)



With a fitted worktop and plumbing for a washing machine.

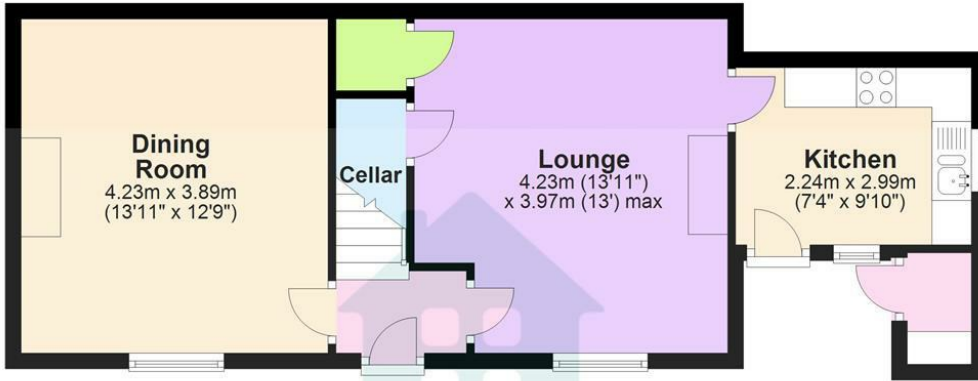
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor

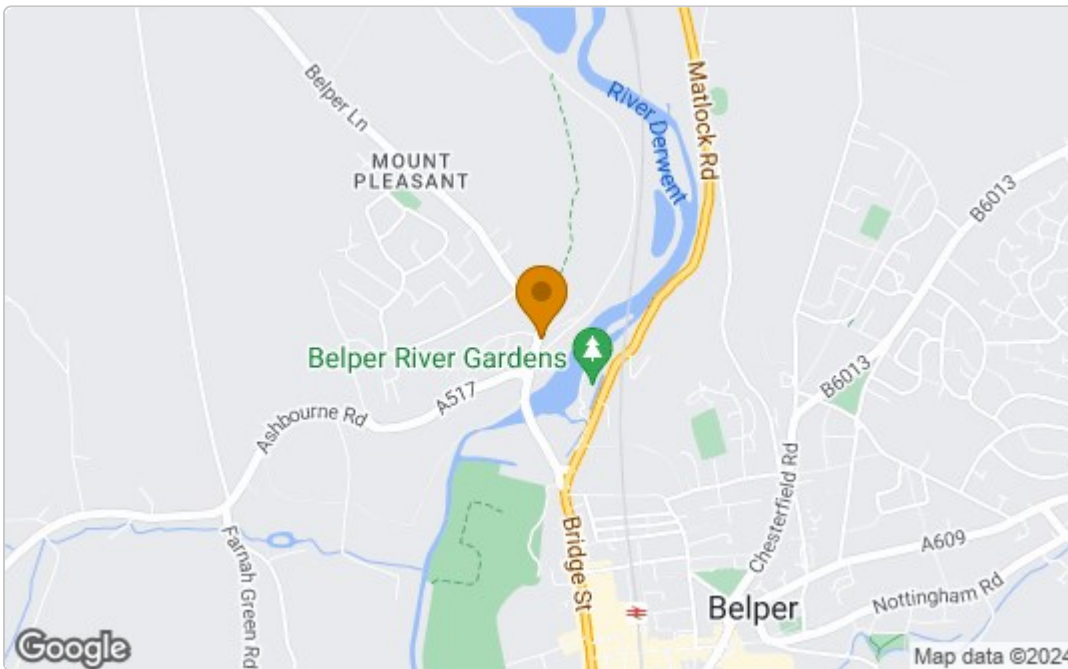
Approx. 44.8 sq. metres (482.3 sq. feet)



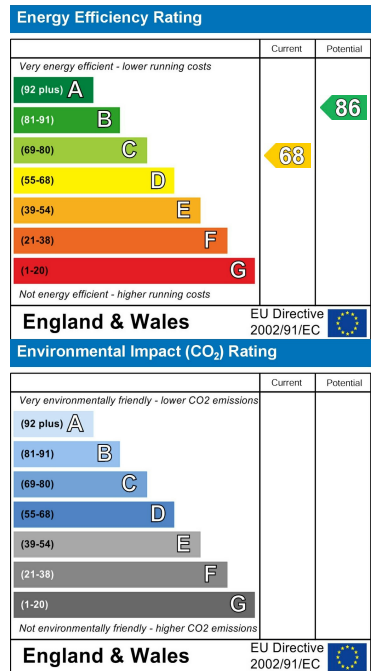
Total area: approx. 90.8 sq. metres (977.8 sq. feet)

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Plan produced using PlanUp.

Area Map



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