



55 Chapel Street, Belper, DE56 1AR

£1,000 Per Calendar



A deceptively spacious character property offering generously proportioned contemporary living, conveniently situated centrally to the town. The fully modernised three double bed roomed accommodation has a stylish open plan living dining kitchen, and sunny low maintenance gardens. Viewing is strongly recommended to appreciate.



The well presented traditional property has a wealth of original and period features comprising of an entrance porch, reception hallway with oak parquet flooring throughout and original plaster arch, impressive open plan living dining kitchen fitted with stylish units, integrated Bosch appliances and a log burning stove with an original bay window to the front. To the first floor there are two double bedrooms, luxury family bathroom appointed with a four piece suite, and principle attic bedroom with ensuite.

Benefitting from upgraded gas central heating fired by a new combi boiler, quality double glazed windows and doors, fully insulated new slate roof with guarantee and new electrical installation improving the EPC rating.

To the front of the property there is a walled fore garden. A shared path leads to the rear garden which is laid to lawn with a sunny decked seating area and wooden garden shed.

Situated centrally to the town centre within the conservation area, renowned for its historic Mills, character and charm Belper has a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to stunning Peak District.

ACCOMODATION

A traditional wooden entrance door allows access into Entrance porch.

ENTRANCE PORCH

A UPVC double glazed entrance door opens into :

ENTRANCE HALLWAY

There is an original plaster arch and coving and stairs climb off to the first floor

LIVING DINING KITCHEN

26'2" x 15'7" overall measurements (7.98m x 4.75m overall measurements)

An impressive room with large bay window to the front, original coving, built-in pine cupboard houses the meters, Victorian radiators, solid oak parquet flooring and a period fire surround houses a log burning stove. Open into a well equipped kitchen diner.

KITCHEN DINER

Beautifully appointed with a range of high gloss base cupboards, drawers and eye level units with quartz work surface over incorporating a porcelain sink drainer with mixer taps. Integrated appliances include Bosch electric oven, gas hob, extractor hood, fridge freezer and plumbing for an automatic washing machine. There is complementary feature tiled wall, Victorian style radiator and glazed entrance door allows access to the rear.

TO THE FIRST FLOOR

LANDING

The elegant staircase has a period balustrade feature arch and original coving. Stairs climb to the second floor.

BEDROOM TWO

12'5" x 12'5" (3.8 x 3.8)

Having a period cast iron feature fireplace, coving and a UPVC double glazed window to the rear elevation. A built-in cupboard with period pine doors houses the combi boiler,(serving the domestic hot water and central heating system)

BEDROOM THREE

10'5" x 10'5" (3.2 x 3.2)

Having a UPVC double glazed window to the front elevation enjoying views over Belper, radiator, period feature fireplace and coving to the ceiling.

SECOND FLOOR

PRINCIPLE BEDROOM

18'8" x 14'1" (5.7 x 4.3)

A generously proportioned and naturally light room having three velux skylight windows which flood the room with natural light. There are built-in wardrobes and cupboards with access to the eaves storage, radiator, glazed balustrade and inset lighting.

ENSUITE WETROOM

3'7" x 10'5" (1.1 x 3.2)

Appointed with three piece suite comprising walk-in shower enclosure with thermostatic shower, pedestal wash hand basin and low flush WC. There is complementary tiling, heated towel radiator, extractor fan and Velux skylight window.

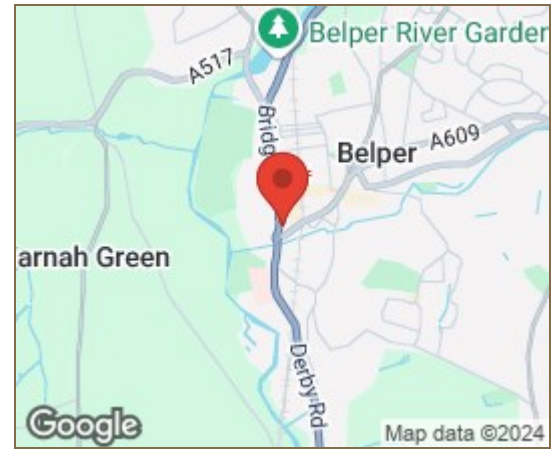
OUTSIDE

To the front of the property is a walled fore garden with gravelled bed and path to the front door.

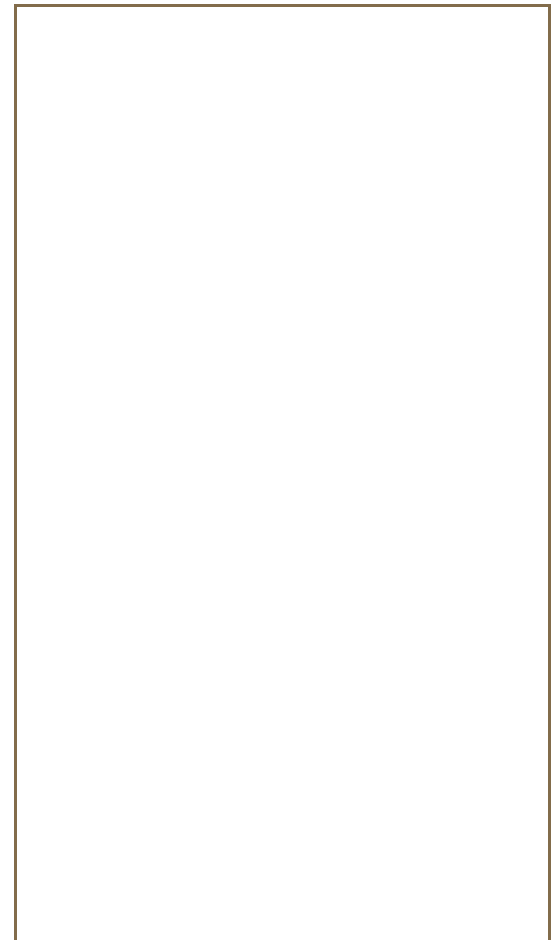
REAR GARDEN

There is shared access to the rear with a low maintenance lawned garden, having a sunny decked area with a wooden garden shed.

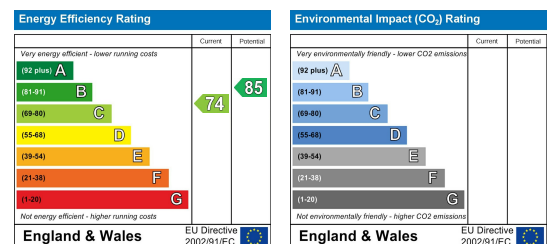
Area Map



Floor Plans



Energy Efficiency Graph



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