



## Wheelwrights Cottage, 16 Field Lane, Belper, DE56 1DE

**£825 Per Calendar**



A newly renovated character cottage located within Belpers' conservation area, situated centrally to the town. The two bedroom accommodation has been sympathetically modernised with new gas central heating, electrical installation, damp proofing, fitted kitchen, bathroom, fully insulated, and redecorated throughout. Viewing is strongly recommended.





The property is attached 'back to back' having a garden to the front. The newly upgraded accommodation comprises central entrance hall, ground floor bathroom, sitting room with original stone fire surround and study area off, inner lobby with pantry and a newly installed fitted kitchen with integrated appliances. To the first floor is a landing leading to two bedrooms.

Benefitting from character sash style windows and doors, newly rewired, brand new gas central heating fired by an Ideal combi boiler and full insulation.

Externally there is a walled garden to the front with lawn, established flower beds and pathway leading to the front door. The public car park adjacent to the cottage offers complimentary overnight parking between 4 pm and 8 am and residents are able to purchase a car parking permit for a minimal cost.

Situated conveniently close to Belper town centre within walking distance of the busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic Mills character and charm, being surrounded by beautiful countryside and many walks. Easily accessible to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A traditional half glazed entrance door allows access.

ENTRANCE LOBBY

There are patterned Minton tiles laid to the floor, cloaks hanging space, radiator and a half glazed door opens into the sitting room.

GROUND FLOOR BATHROOM

9'2 x 4'5 (2.79m x 1.35m )

Newly fitted with a three piece suite comprising a panelled bath with a thermostatic rainfall shower with hose attachment, low flush WC and a wash hand basin on an oak plinth. There is vinyl flooring with under floor heating, heated towel radiator, extractor fan and twin windows to the front.

SITTING ROOM

12'6 x 10'4 (3.81m x 3.15m )

A cosy room with new carpet, an original stone fire surround with brick hearth and insert housing a Portway multi-fuel stove, decorative panelling, column radiator, TV aerial point, window to the side and stairs climb to the first floor. Open into a bright study space.

STUDY

7'7 x 4'4 (2.31m x 1.32m )

An original sash window to the front, column radiator and access to a small roof void.

INNER LOBBY

There is an in-built crockery cupboard, wood grain LTV flooring and a useful under stairs store with light and power.

KITCHEN

10'7 x 6'10 (3.23m x 2.08m )

Newly fitted with a range of pearl grey shaker style base cupboards, drawers and eye level units with wood block effect work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include an electric oven, induction hob, extractor hood, fridge, freezer, slimline dishwasher and a washing machine. There is a UPVC double glazed window, radiator, wood grain LTV flooring and a UPVC double glazed entrance door opens to the side. A wall mounted Ideal combi boiler is housed in a matching cupboard with smart Halo controller.

FIRST FLOOR

Landing with panelled doors to bedrooms.

BEDROOM ONE

12'7 x 10'6 (3.84m x 3.20m )

A character window to the front elevation, feature exposed brick fireplace with stone hearth, recessed storage shelf, column radiator and newly laid carpet.

BEDROOM TWO

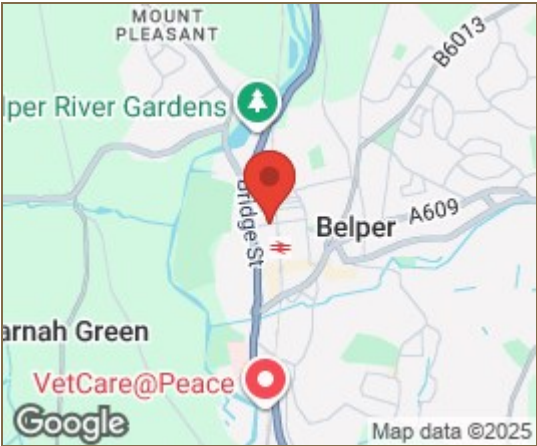
10'6 x 7' (3.20m x 2.13m )

Having a column radiator and a character window to front elevation.

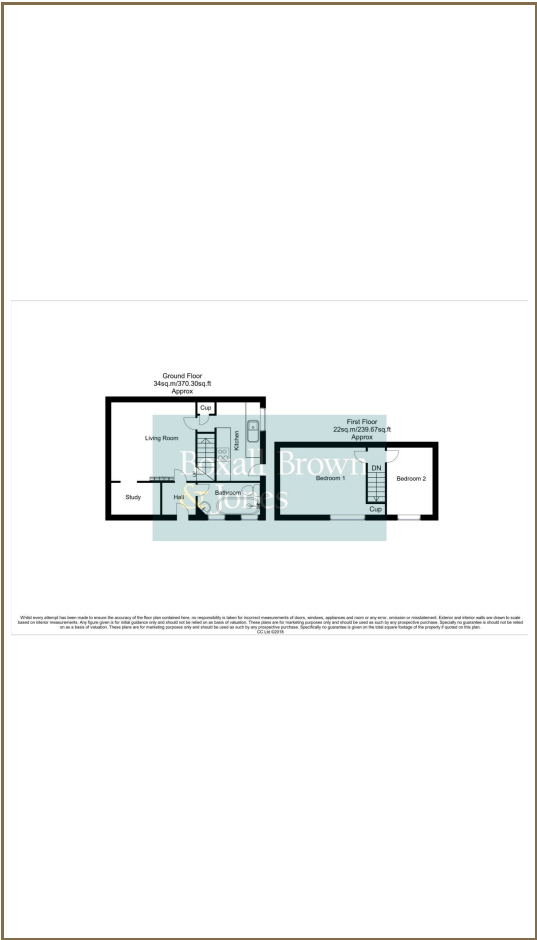
OUTSIDE

To the front of the property there is a walled fore garden, which is laid to lawn with established flower beds and a pathway to the entrance door. There are residents car parking permits available from Amber Valley Borough Council to park in the adjacent Field Lane car park for a minimum fee.

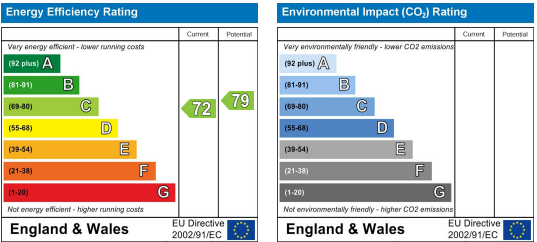
Area Map



Floor Plans



Energy Efficiency Graph



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