

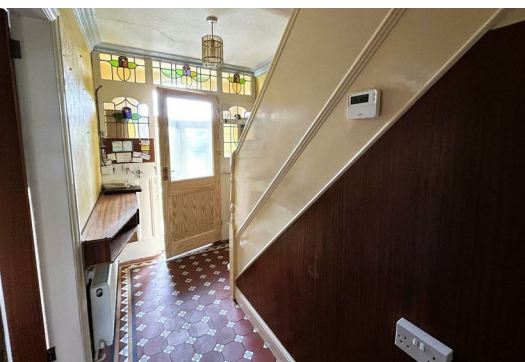


6 The Butts, Belper, DE56 1HX

£195,000



A traditional semi detached family home occupying an elevated position, located centrally to Belper and its excellent amenities. The three bedroom accommodation is in need of some modernisation with front and rear gardens enjoying a southerly aspect and stunning far reaching views.



6 The Butts, Belper, DE56 1HX

£195,000



Offered with vacant possession /no chain. The traditional accommodation comprises entrance porch with Minton tiled floor, reception hallway with original tiled flooring and panelled staircase, sitting room with bay window enjoying the far reaching views, dining room, fitted kitchen, rear lobby WC and utility room. To the first floor there are three good sized bedrooms and bathroom.

Benefitting from gas central heating fired by a recently fitted combi boiler and UPVC double glazed windows and doors.

The property is accessed from The Coppice car park, off the Market Place via a pedestrian foot path leading to The Butts. Where the property can be easily identified by our For Sale board. The fore garden is terraced with a sunny seating area, perfect for alfresco dining and enjoying the views. A side garden is paved and provides access to the rear tiered garden, with a rockery and well stocked flower beds having mature trees, shrubs and flowering plants.

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

An arched UPVC double door allows access.

ENTRANCE PORCH

There is Minton tiled flooring and original panelling

with feature leaded light glazing. A half glazed door opens into :

RECEPTION HALLWAY

Having matching original Minton Tiled flooring, in-built telephone table, recessed mirror shelving, panelled staircase climbs to the first floor with useful under stairs pantry providing storage.

SITTING ROOM

12' x 12'10 into bay (3.66m x 3.91m into bay)

A naturally light and spacious room with UPVC double glazed bay window to the front enjoying far reaching open views to the southerly aspect over the car park below. There is a feature fireplace housing a gas fire, beams to the ceiling, recessed shelving and wooden panelling.

DINING ROOM

12'4 x 12' (3.76m x 3.66m)

Having a UPVC double glazed window to the rear, overlooking the garden, radiator, built-in cupboards and a mahogany fire surround with marble hearth and insert houses a gas fire.

KITCHEN

8'8 x 6'3 (2.64m x 1.91m)

Fitted with a range of wood effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with splash back tiling. There is a gas cooker point, Terrazza tiled flooring, UPVC double glazed window to the side and a half glazed door opens into the lobby. A recently fitted Baxi combi boiler serves the domestic hot water and central heating system.

REAR LOBBY

Having a half glazed entrance door opening onto the garden.

WC

There is a low flush WC and radiator.

UTILITY ROOM

Having plumbing for a washing machine, vent for a tumble dryer, shelving and gas meter.

ON THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the side elevation and access to the roof void.

BEDROOM ONE

12' x 11'8 (3.66m x 3.56m)

Fitted with a range of built-in wardrobes, drawers, dressing tables and bedside cabinets, radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO

12'2 x 10'4 (3.71m x 3.15m)

A UPVC double glazed window to the front elevation enjoys views, there is a range of in-built wardrobes, drawers and bed side cabinets and radiator.

BEDROOM THREE

8'7 x 7'2 (2.62m x 2.18m)

Currently used has a home office with built-in

shelving, work station and storage cupboard, radiator and UPVC double glazed window to the front elevation enjoying views to the south.

BATHROOM

Appointed with a three piece suite comprising panelled bath with an electric shower over, vanity wash hand basin and low flush WC, complementary tiling, radiator, UPVC double glazed window to the rear elevation and a built-in airing cupboard provides linen storage.

OUTSIDE

To the front of the property is a tiered garden with path climbing to the front door. There is a well stocked flower garden with a paved seating area, perfect for alfresco dining. A path to the side leads through a secure wrought iron gate to the side, where there are two wooden garden shed and a patio area. The rear garden is terraced with a lawned area, established trees, shrubs and flowering plants with a potting shed/ summer house.



Road Map



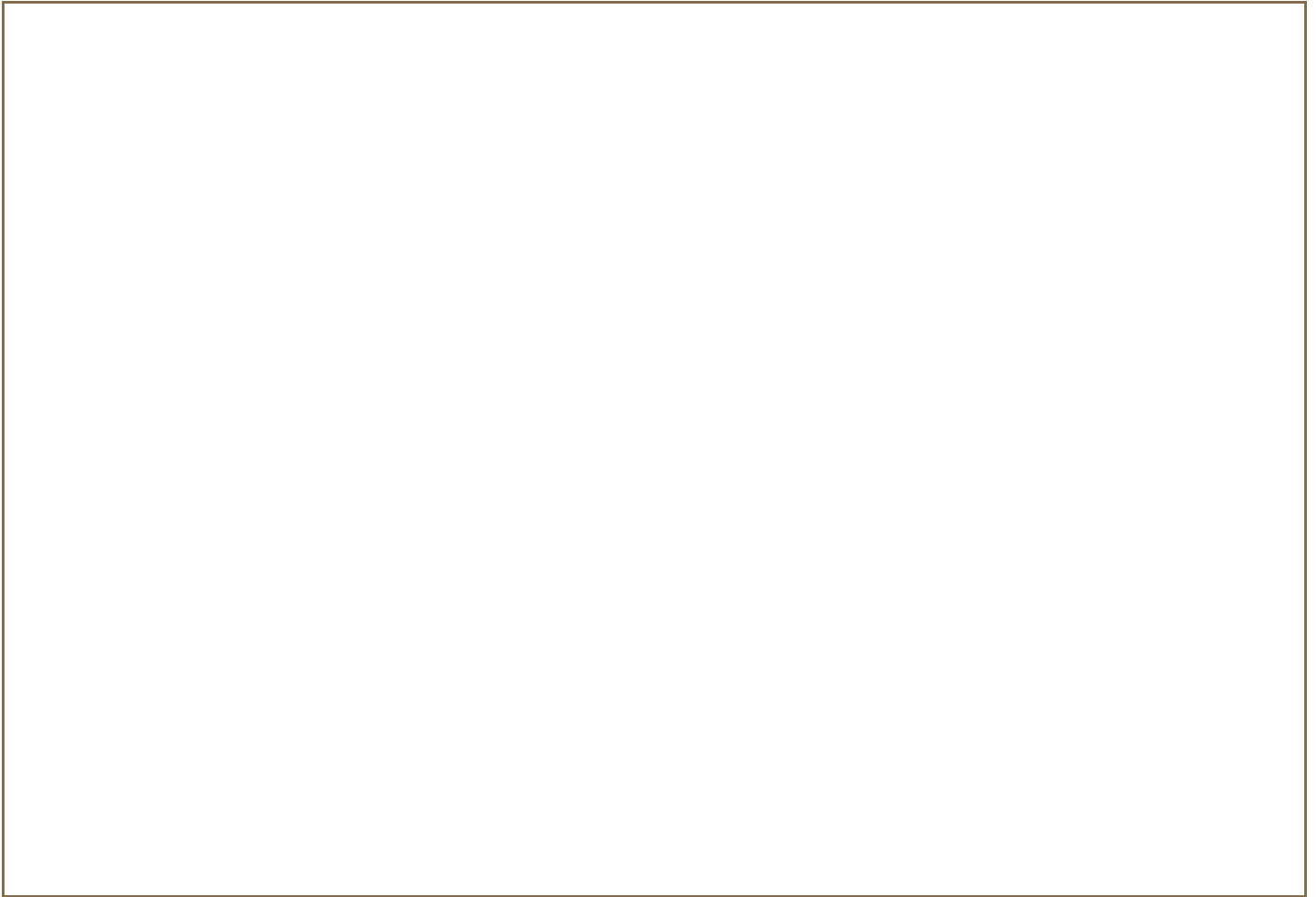
Hybrid Map



Terrain Map



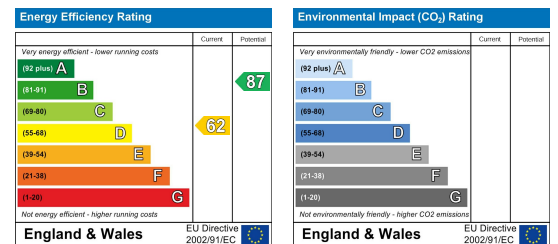
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

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. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk