



Forget me not Cottage, 1 Dalley Cottages Dalley Lane, Belper, DE56 2DJ

£595,000



A traditional three bedroomed semi detached stone cottage. Situated in an idyllic back water location being surrounded by countryside and stunning open views. Occupying a generous plot with off road parking, double garage, store and beautiful mature gardens. Viewing is highly recommended.



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The charming cottage residence enjoys a wealth of original feature having exposed fireplaces, original beams and latch doors. The deceptively spacious accommodation comprises: entrance lobby, guest w.c, generously proportioned dining kitchen with pantry, sitting room with original stone fireplace and Clearview stove. There are three double bedrooms (one with ensuite WC) and a luxury family bathroom.

Benefitting from oil fired central heating and upvc double glazing.

Externally the property has a mature gardens with brick built out buildings, dry stone boundary walls, fruit trees and a paved patio perfect for alfresco dining and enjoying the stunning views.

Situated on the outskirts of the town, the rural position of the cottage is surrounded by country side and yet is within easy reach of Belper with its excellent schools, shopping, bars, restaurants and leisure facilities. It has a busy railway station and easy access to Derby, Nottingham, A6, A38 & M1 whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

A wooden stable style door allows access.

FARMHOUSE KITCHEN

20'9 x 9'11 (6.32m x 3.02m)

A well proportioned room with dual windows

to the front. Appointed with a range of cream shaker style base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. There is an electric cooker, plumbing for a washing machine and space for a fridge freezer. There is terracotta styled ceramic tiled flooring, beams to the ceiling, radiator, wall lighting and original latch door.

PANTRY

Having light and shelving providing ample storage.

WC

Low flush WC, window and latch door.

REAR ENTRANCE HALL

A half glazed UPVC entrance door opens to the rear and stairs climb off to the first floor.

SITTING ROOM

20' x 11'11 (6.10m x 3.63m)

A cosy room with original beams to the ceiling, stone fire surround with quarry tiled hearth and wooden mantel shelf housing a Clear view multi-fuel cast iron stove, dual aspect double glazed windows to the front and rear, TV aerial point, telephone point and an original latch door.

FIRST FLOOR LANDING

There is a built-in double cupboard providing hanging and shelving, radiator and stairs climb off to the second floor with useful under stairs storage.

BEDROOM ONE

16'4 x 9'10 (4.98m x 3.00m)

There are dual aspect UPVC double glazed windows to the side and rear enjoying countryside views.

ENSUITE WC

Fitted with a low flush WC and pedestal wash hand basin.

BEDROOM TWO

12'1 x 8'11 (3.68m x 2.72m)

There is a UPVC double glazed window to the rear elevation enjoying views, original cast iron fire surround and radiator.

ATTIC BEDROOM THREE

15'3 10'8 plus eaves storage (4.65m 3.25m plus eaves storage)

There are exposed purlins to the ceiling, wall lighting, radiator, window to the side elevation and access to the roof void.

BATHROOM

8'11 x 7'5 (2.72m x 2.26m)

Appointed with a quality four piece suite

comprising panelled bath, walk-in shower enclosure with electric shower, pedestal wash hand basin and low flush WC. UPVC double glazed window, radiator, patterned splash back tiling, beams to the ceiling, vinyl flooring and latch door.

OUTSIDE

The property is accessed by a lane off Dalley Lane to a driveway, providing off road parking, hard standing and turning space leading to the garage

DOUBLE GARAGE

15'11 x 17'9 (4.85m x 5.41m)

Having an up and over door, light, power and stone built store.

GARDEN

The garden is laid to lawn with mature hedging, well stocked flower beds with cottage garden flowers, seating area, and a paved patio.



Road Map



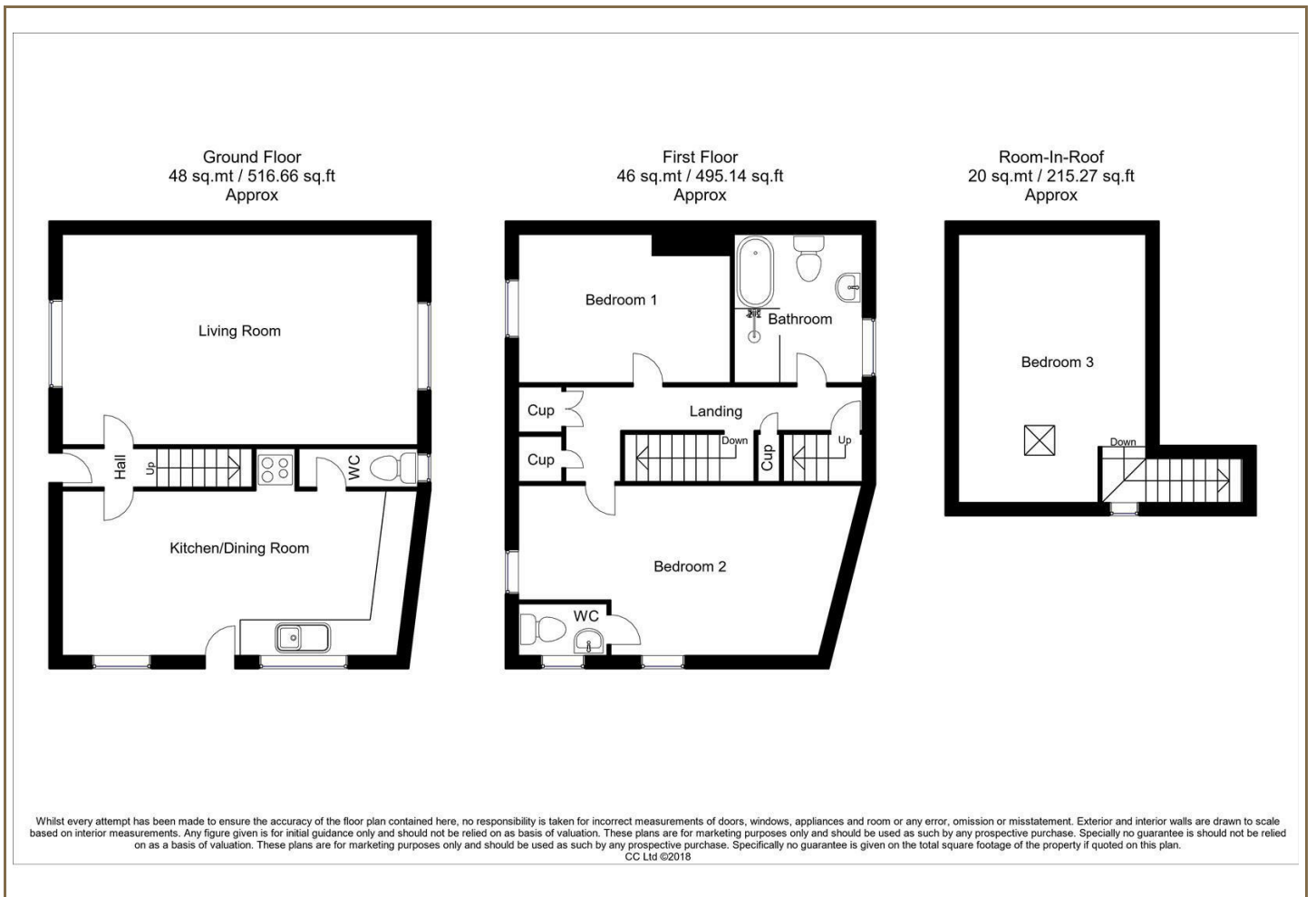
Hybrid Map



Terrain Map



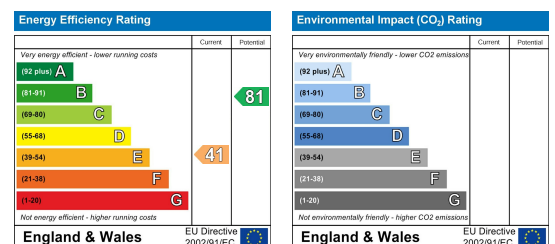
Floor Plan



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



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