



## 11 Church View, Belper, Derbyshire, DE56 1JB

**£179,950**



Situated conveniently close to Belper town centre. An individual residence offering deceptively spacious, yet versatile modern two bedroom accommodation over three storeys. There is an allocated parking space for two vehicles. Offered with vacant possession/ no chain. Viewing is recommended.



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Internally the individual accommodation comprises an entrance lobby with staircase leading to the first floor, ground floor principal bedroom with ensuite shower room and a walk-in wardrobe and there is a further ground floor bathroom. A staircase climbs to a first floor lounge diner which is over-looked by a mezzanine balcony and there is open plan access to a fitted kitchen with integrated appliances. A space saving staircase provides access to a mezzanine landing which offers a variety of uses including a study/ occasional space.

Benefitting from gas central heating and double glazed windows and doors.

Outside the property there are two allocated car parking spaces. There is a communal garden for the residents of Church View.

Situated conveniently, the house is situated 5 minutes walking distance from Belper town centre and its renowned historic Mills, character and charm, which forms part of the UNESCO World Heritage corridor. The town has a busy Railway Station, excellent shopping, bars, restaurants and leisure facilities. There are many countryside walks by the River Derwent and easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A timber half glazed entrance door allows access

## ENTRANCE LOBBY

With staircase leading to the first floor.

## PRINCIPAL BEDROOM ONE

12'0" x 9'9" (3.66 x 2.97)

Located on the ground floor of the property, has a period double glazed window to the front elevation, double radiator, open shelving and access to the ensuite.

## ENSUITE

Appointed with a double shower enclosure, pedestal wash hand basin and low level WC, wall mounted cabinet, extractor fan, inset lighting and a heated towel radiator.

## WALK-IN WARDROBE

Having ample hanging space, plumbing for washing machine and space for tumble dryer.

## GROUND FLOOR BATHROOM

With low level WC, pedestal wash hand basin and corner bath, complimentary half tiling, wall mounted bathroom cabinet, radiator and window to the front elevation.

## FIRST FLOOR

## LOUNGE / DINING AREA

16'6" x 13'2" max (5.03m x 4.01m max )

The light and generous open plan area offers ample living dining space with two double radiators, window to the front elevation, television point and timber space saving stairs lead up to a mezzanine gallery landing. Open plan access into:

## KITCHEN

10'2" x 4'3" (3.10 x 1.30)

Appointed with a with a range of oak effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps. Integrated electric oven, gas hob and extractor hood and space for fridge freezer. There is a double glazed window the front elevation.

## MEZZANINE LANDING

12'2" x 11'6" (3.71 x 3.51)

A narrow staircase climbs to a versatile space, currently being used has a home office. Having a useful under-stairs cupboard, double radiator and Velux skylight window, floods the room with natural light.

## OUTSIDE

Outside the property there are two allocated car parking spaces.



## Road Map



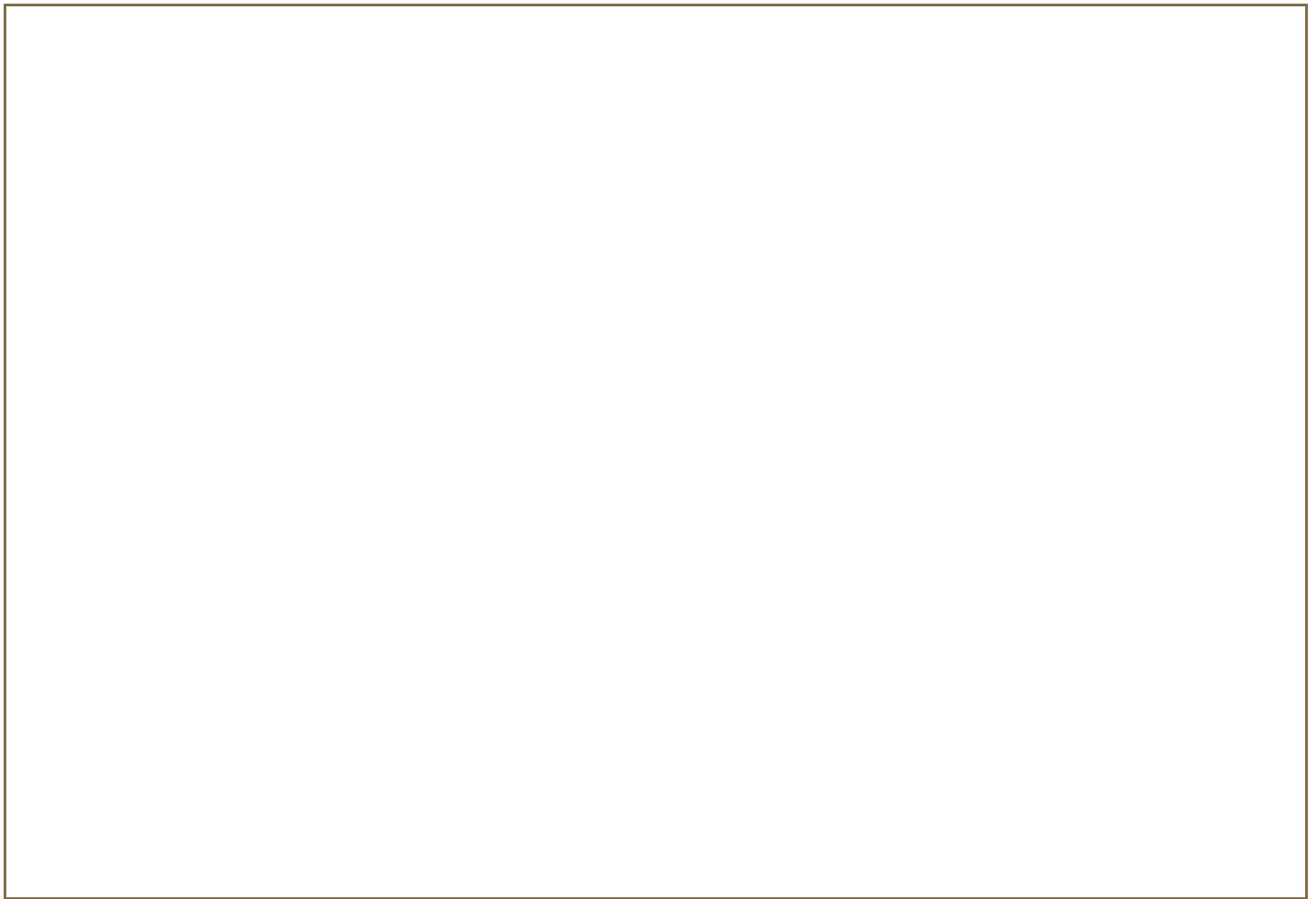
## Hybrid Map



## Terrain Map



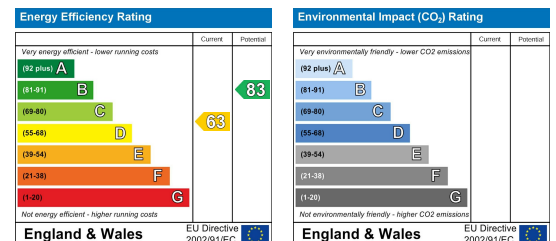
## Floor Plan



## 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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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