



3 Mill View, Belper, Derbyshire, DE56 1FE

£269,950



Offered with vacant possession/ no chain. The well presented and deceptively spacious modern terraced cottage offers welcoming accommodation comprising open plan lounge diner with three bedrooms, ensuite and bathroom. Conveniently located close to Belper and its excellent amenities. Viewing is strongly advised.



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A well presented and beautifully maintained three bedroom terraced cottage. Situated in the popular Mill View development, close to Belper and its excellent amenities. The accommodation comprises entrance hallway, guest WC, lounge through diner with French doors opening onto the low maintenance garden and a well equipped fitted kitchen. To the first floor there are three bedrooms, (principal bedroom with ensuite shower room and fitted furniture) and a bathroom.

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

To the front of the property is a double blocked paved driveway providing car parking for two vehicles and an electrical vehicle charging point. There is access to the rear enclosed garden via a secure gate to the rear. The low maintenance garden has a paved patio, faux grass and a raised bed with a cherry tree.

Situated within Belpers' conservation area, within easy walking distance of the town with its excellent schools, shopping, bars, restaurants and leisure facilities. Close to major road links to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A cottage style entrance door allows access.

ENTRANCE HALL

Having a radiator, Karndean flooring, walk-in under stairs store, wall mounted Hive central heating control and stairs leading to the first floor.

CLOAKROOM

A door from the hallway leads to the guest WC, incorporating a two piece suite and double glazed window to the front.

LOUNGE

13'7 x 11'6 (4.14m x 3.51m)

Having a stone effect fire surround housing a marble insert and hearth with a living flame gas fire. There is a T.V aerial point, radiator, telephone point and a double glazed window to the front. An open arch leads through to:

DINING ROOM

9'3 x 9'2 (2.82m x 2.79m)

Having a radiator, telephone point and double glazed French doors open onto the rear courtyard garden.

FITTED KITCHEN

10'1 x 8'11 (3.07m x 2.72m)

Fitted with a range of beech effect base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include Ariston electric oven, gas hob, extractor fan, plumbing for a washing machine and fridge freezer. There is complementary splash back tiling, inset spot lights and Karndean flooring, double glazed window overlooks the rear and a half glazed entrance door provides access. The wall mounted boiler serves the domestic hot water and central heating system is housed in a matching cupboard.

FIRST FLOOR LANDING

Having a built-in airing cupboard housing the factory lagged copper hot water cylinder and providing ample linen storage facility.

BEDROOM ONE

12'5 x 10'8 (3.78m x 3.25m)

Having a range of built-in wardrobes providing excellent hanging and storage facility, radiator, telephone point and a double glazed window to the rear.

ENSUITE

Appointed with a three piece white suite comprising: corner shower cubicle with thermostatic shower, pedestal wash hand basin and a low flush w.c. There is complementary half tiling, extractor fan, shaver point, inset spot lights and a double glazed window to the rear elevation.

BEDROOM TWO

10'3 x 10' (3.12m x 3.05m)

There is a double glazed window to the front elevation and radiator.

BEDROOM THREE

9'8 x 7' (2.95m x 2.13m)

Having a radiator, access to the roof void and a double glazed window to the front elevation.

BATHROOM

Appointed with an ivory three piece suite comprising a panelled bath with a hand held shower attachment over, pedestal wash hand basin and a low flush WC. There is complementary half tiling, radiator, shaver point, extractor fan, inset spot lights and a double glazed window to the rear.

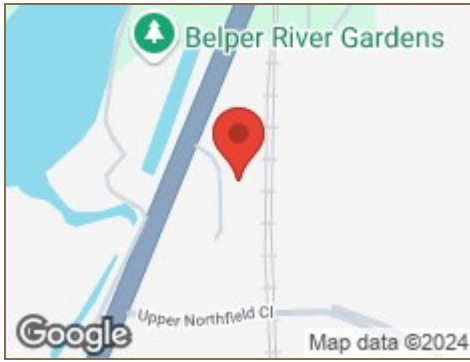
OUTSIDE

To the front of the property there is a double width driveway providing off road parking for two vehicles and an EV charging point. There is a pretty gravelled garden and an outside light. The fully enclosed rear garden is mainly paved with raised flowerbeds and fenced boundaries. There is an outside tap, external power point and lighting, and a secure path which provides access to the rear of the property.

The development enjoys communal areas including visitors car parking, planted areas and a communal meadow.



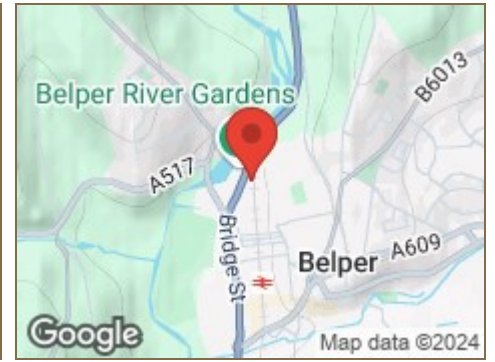
Road Map



Hybrid Map



Terrain Map



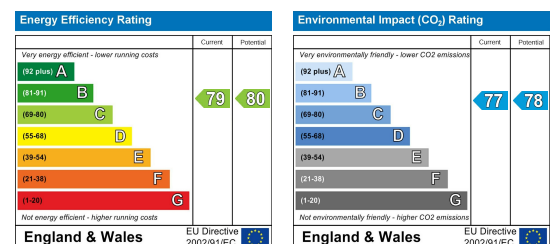
Floor Plan



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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