



2 Chapel Mews, Holbrook Road, Belper, DE56 1PA

£275,000



Offered with vacant possession/ no chain. An opportunity to acquire a spacious two bedroom character home. Sympathetically converted, once being part of an old Methodist Church with many period features. The well maintained accommodation is located conveniently close to the town. Having a courtyard garden and views to the rear. Viewing is strongly recommended.



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The deceptively spacious character home offers beautifully presented period accommodation with two generous bedrooms, bathroom and open plan living dining kitchen, fully equipped with appliances.

Having gas central heating fired by a combi boiler and character windows, majority secondary glazed. The property is Grade II Listed to the front, please contact our team with any enquiries.

There is an enclosed courtyard garden to the front.

Situated conveniently within walking distance of Belper with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic mills character and charm with the River Derwent flowing through the town and many countryside walks. Having 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

Solid hardwood character double doors allow access.

ENTRANCE PORCH

Having carpeted flooring, fan light window and entrance door opens into :

OPEN PLAN LIVING DINING KITCHEN

26'4 x 15'1 reducing to 7'8 (8.03m x 4.60m reducing to 2.34m)

LOUNGE AREA

15' x 12' (4.57m x 3.66m)

A large character secondary glazed window to the front elevation, wood effect flooring, built-in meter cupboard, column radiator and a recessed chimney breast feature with TV. Open into :

DINING AREA

13' x 7'8 (3.96m x 2.34m)

There is a column radiator, matching wood effect flooring, built-in storage and possible plumbing for washing machine. An elegant staircase climbs to a half landing with feature picture window to the rear enjoying stunning views.

KITCHEN

15' x 7'3 (4.57m x 2.21m)

Well equipped with a range of mahogany base cupboards and drawers with granite work surface over incorporating a porcelain sink drainer with mixer taps and upstand. A dual fuel range cooker with electric ovens, grill and gas hob with tiled splash back, under counter fridge and dishwasher. There is a breakfast bar with wooden shelving beneath, having oak work surface, wall light, wood effect flooring, wood effect sash window to the rear provides open views, column radiator and contrasting wall cupboards provide storage.

FIRST FLOOR

GALLERY LANDING

A naturally light space. Having original balustrade and doors open into the bedrooms and bathroom

BEDROOM ONE

15'2 x 10'8 (4.62m x 3.25m)

There is a built-in wardrobe providing hanging and shelving, column radiator and secondary glazed window to the front elevation.

BEDROOM TWO

12'8 x 7'3 (3.86m x 2.21m)

Having a column radiator, UPVC double glazed window to the rear enjoying views and a built-in wardrobe providing hanging and shelving.

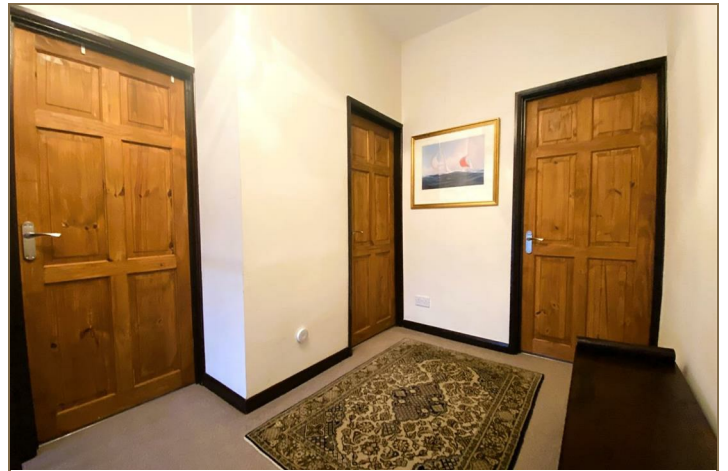
BATHROOM

8'8 x 5'3 (2.64m x 1.60m)

Beautifully appointed with a three piece suite comprising panelled bath with mixer taps with shower attachment and glazed shower screen, pedestal wash hand basin and low flush WC. There is a heated towel radiator, complementary half tiling, ceramic tiled flooring, wall lights and extractor fan.

OUTSIDE

To the front of the property is a flagstone and gravel courtyard with decked seating area.



Road Map



Hybrid Map



Terrain Map



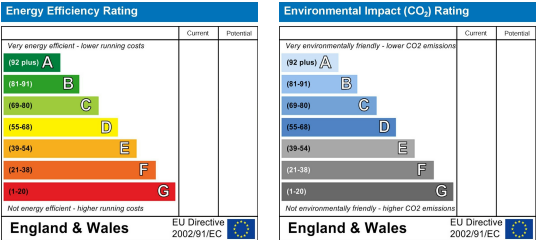
Floor Plan



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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