



Georges Mews, 8C Joseph Street, Belper, DE56 1DP

£309,950



Offered with vacant possession/no chain. A deceptively spacious stone built, modern end of terrace cottage, situated in the heart of Belper's conservation area close to the town centre and its excellent amenities. There is off road parking and a single garage. Viewing is strongly recommended.



Georges Mews, 8C Joseph Street, Belper, DE56 1DP

£309,950



The welcoming accommodation comprises a spacious lounge with dual aspect windows and a feature fireplace, kitchen diner well equipped with integrated appliances, three bedrooms and a bathroom.

Benefitting from gas central heating, character doors and sash style windows.

To the front of the property is a sheltered garden with a natural stone boundary wall. There is off road parking for two vehicles, a single garage with light and power, a separate store and a lawned garden to the side and rear with a gate providing access onto George St.

Situated within walking distance of the town, 'The Clusters' conservation area, is steeped with history, character and charm. Belper is renowned for its historic mills, built by the Strutt family, the forebearers of the industrial revolution and forms part of the UNESCO World heritage corridor, which meanders through the Derwent Valley. The popular market town has a railway station, excellent schools, shopping, bars, restaurants and many leisure facilities. There is 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 half glazed entrance door allows access.

LOUNGE

16'10 x 14'2 (5.13m x 4.32m)

A naturally light and spacious room with dual aspect sash style windows to the front and side and beams to the ceiling. There is a brick built fire surround with hearth and mantle shelf and hearth housing a gas fire. There is a radiator, TV aerial point, telephone point and stairs leading to the first floor.

DINING KITCHEN

16'10 x 9' (5.13m x 2.74m)

Appointed with a range of wood effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a stainless steel sink drainer with splash back tiling. Integrated appliances a Bosch electric oven, induction hob, extractor hood, dishwasher, under counter fridge and Bosch washing machine. There are dual aspect windows to the side and rear, wood grain vinyl flooring, beams to the ceiling and a half glazed wooden entrance door allows access to the rear.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

10'3 x 9'4 (3.12m x 2.84m)

There is a sash style window to the front elevation, radiator, built-in wardrobe providing hanging and shelving and there is access to the roof void.

BEDROOM TWO

9'4 x 8'6 (2.84m x 2.59m)

Having a radiator, sash window to the rear elevation, in-built wardrobe with hanging and shelving facility and in an in-built airing cupboard housing the copper hot water cylinder and providing linen storage.

BEDROOM THREE

7'4 x 7'3 (2.24m x 2.21m)

Currently being used has a home office there is a radiator and a sash style window to the front elevation enjoying views over Belper.

BATHROOM

7'3 x 5'5 (2.21m x 1.65m)

Appointed with a three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC. There is complementary half tiling, heated towel radiator, vinyl flooring, window to the rear elevation and a sliding door.

OUTSIDE

To the side of the property is a shared car parking area, providing off road parking for

two vehicles and access to a single garage with light and power. There is a sunny lawned garden to the front with a paved patio. A garden which extends to the side and rear is lawned with a natural stone boundary wall. A brick built store provides storage and houses the gas and electric meters. A pathway allows pedestrian access through a gate onto George Street.



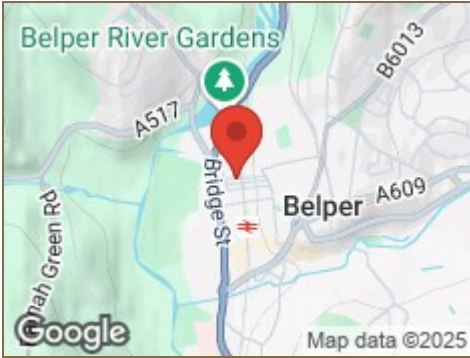
Road Map



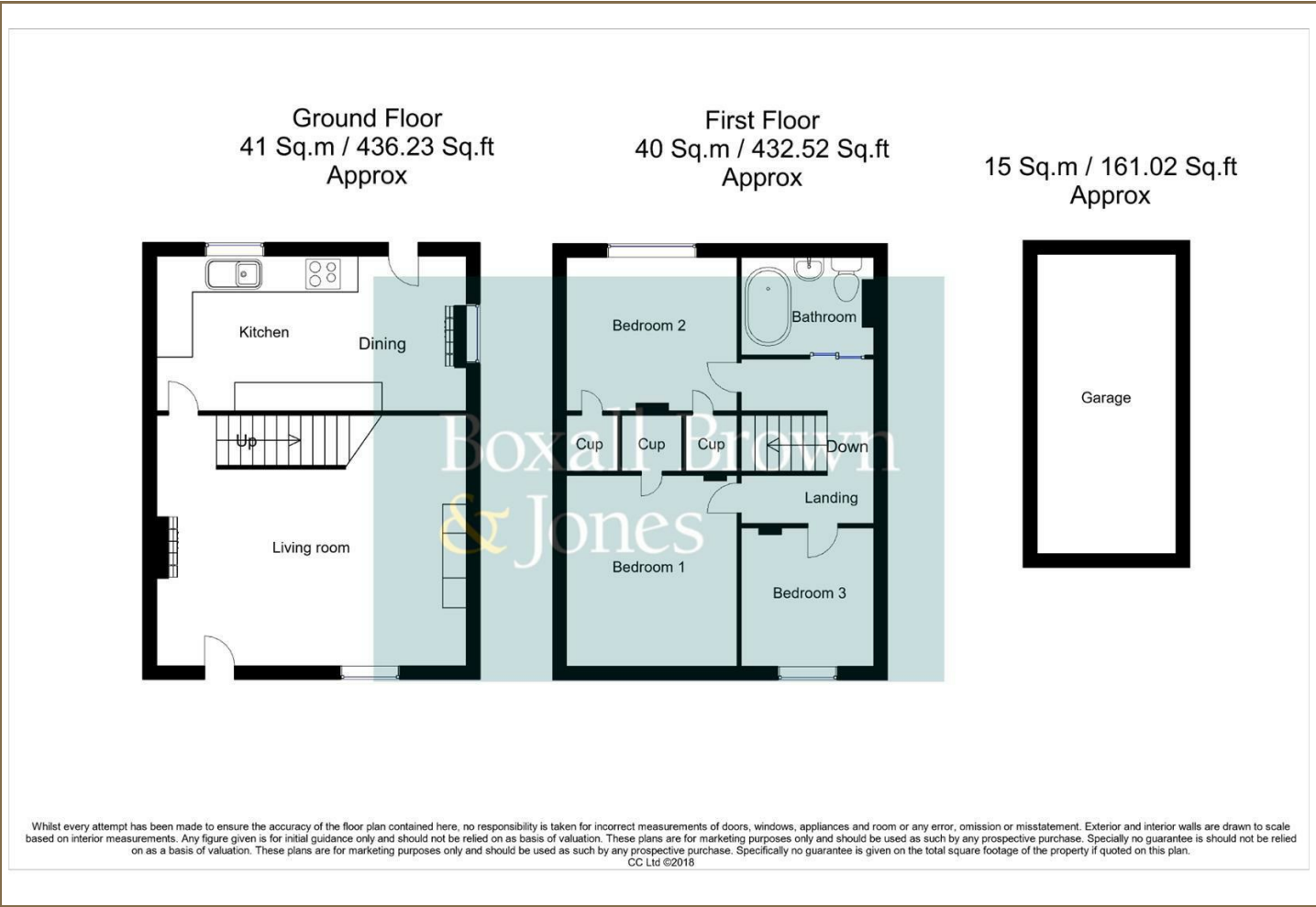
Hybrid Map



Terrain Map



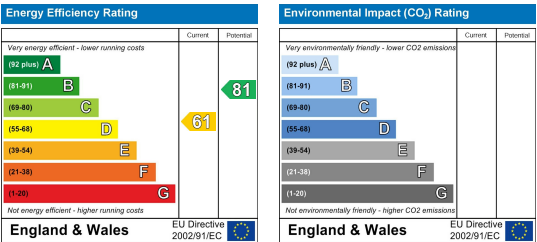
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off 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