



18 The Butts, Belper, DE56 1HX

£450,000



An impressive period family home offering generously proportioned yet versatile three bedroomed accommodation situated centrally to Belper. The three storey property has a large basement with workshop/ storage offering enormous potential to extend or convert. Having beautiful south facing tiered gardens enjoying stunning panoramic views over the Derwent Valley. Viewing is essential.



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Conveniently situated within Belpers' conservation area and within walking distance of the town. The traditional family home offers generously proportioned accommodation comprising open porch, entrance hall with panelled staircase, sitting room, lounge with glass panelled door opening on to the veranda, The living dining kitchen is well equipped with stylish units and integrated appliances, enjoying a southerly aspect with panoramic views over Belper and its countryside. A staircase provides access to the lower ground floor with a large store, workshop and utility room providing access to the garden. To the first floor is a gallery landing with access to a generous roof space, three double bedrooms and a luxury shower room.

Benefiting from UPVC double glazed window and doors and gas central heating.

To the side of the property is a driveway providing off road parking for two vehicles. The generous tiered rear garden has a large sun terrace, well stocked rockery and flower beds, vegetable plot and large storage area.

Belper is renowned for its historic Mills, character and charm, forming part of the UNESCO World Heritage corridor, with the River Derwent flowing through the town and countryside. Having a busy railway station, excellent schools, shopping, bars, restaurants and 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

To the front is an open porch with Minton tiled floor and original panelled door with leaded light glazing.

LIVING DINING KITCHEN

KITCHEN

15'10 x 6'8 extending to 26' (4.83m x 2.03m extending to 7.92m)

Comprehensively fitted with a modern shaker style range of quality base cupboards, drawers and eye level units with solid oak work surface, extending to a breakfast bar, incorporating a composite one and a half bowl sink drainer with upstand. Integrated appliances include Neff hide and slide electric oven, combination oven, induction hob, extractor hood, dishwasher, fridge freezer and useful larder cupboard with electrical points. There is vinyl tiled flooring, radiator, coving and two double glazed timber windows to the side, elevation enjoying views. A half glazed door allows access. Open into :

DINING AREA

13'1 x 10' (3.99m x 3.05m)

Having wall lighting, radiator, coving to the ceiling, feature arched internal windows and three picture windows to the rear enjoying far reaching views. A half glazed door opens into :

LOUNGE

13'6 x 12' (4.11m x 3.66m)

A naturally light and spacious room with original coving, picture rail, ceiling rose and period wooden fire surround with marble insert and hearth housing a living flame gas fire. There is a radiator, wall lights, TV aerial point, two deep windows to the rear and a glazed door opens onto the Veranda. A timber structure with palisade detail, perfect for relaxing and enjoying the stunning south facing views.

SITTING ROOM

12'4 x 14'7 into bay (3.76m x 4.45m into bay)

There is an elegant box bay window to the front with leaded lights, an Adams style wooden fire surround with marble hearth and insert housing a gas fire, original coving, a in-built glazed crockery cupboard and radiator.

ENTRANCE HALLWAY

There is a radiator, original coving, a panelled staircase provides access to the lower

ground floor and an original panelled entrance door with leaded light detail and matching side window. Stairs climb to the first floor.

TO THE FIRST FLOOR

GALLERY LANDING

Having period balustrade, double glazed window to the front elevation and there is access to the large roof void, being part boarded, fully insulated with light and power.

BEDROOM ONE

13'8 x 12' (4.17m x 3.66m)

Having a built-in wardrobe and shelving, radiator and a UPVC double glazed window to the rear elevation enjoying the far reaching views.

BEDROOM TWO

12'x 12' (3.66mx 3.66m)

Fitted with a range of in-built furniture including wardrobes, dressing table and bedside cabinets, TV aerial point, radiator and a UPVC double glazed window to the front elevation.



BEDROOM THREE

13' x 10'4 (3.96m x 3.15m)

There is a UPVC double glazed window to the rear elevation, radiator, recessed shelving and an original in-built closet with hanging.

SEPARATE WC

There is a close coupled WC with recessed storage, a wall mounted mirror cabinet and UPVC double glazed window to the side elevation.

LUXURY SHOWER ROOM

Beautifully appointed with a quality Vitra suite comprising a double shower enclosure having a rainfall thermostatic shower with attached hose, vanity wash hand basin with useful wall hung storage beneath and LED sensor lighting. There is a matching cupboard providing excellent storage with charging point, towel radiator, illuminated mirror, complementary shower panels, extractor fan and a UPVC double glazed window to the side elevation.

LOWER GROUND FLOOR

Stairs from the hallway provide access to the lower ground floor, which offers potential for further conversion/ granny annex.

WORKSHOP

12'4 x 11'8 (3.76m x 3.56m)

There is light and power

PLAY ROOM

13'2 x 12' (4.01m x 3.66m)

Having a radiator, light, power and a sash style window to the rear

UTILITY ROOM

13'2 x 12'6 (4.01m x 3.81m)

There is a sink drainer with useful storage beneath, with automatic washing machine, radiator, light, power, sash style window to the rear and a part glazed entrance door allows access. There is a long passage with under stairs storage.

OUTSIDE

To the front of the property is paved fore garden with a stone built boundary wall and



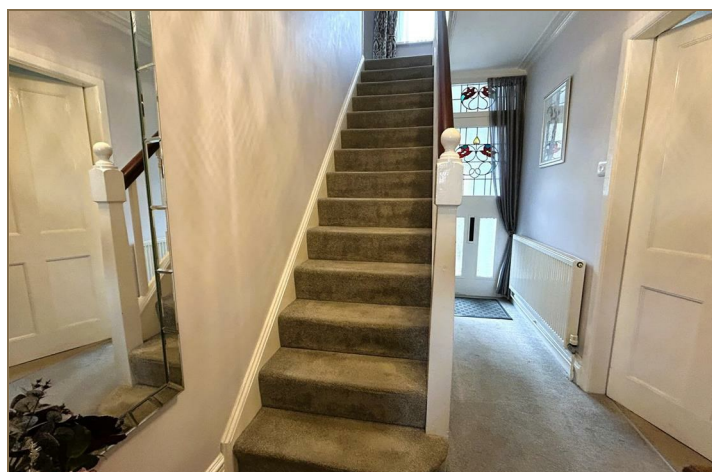
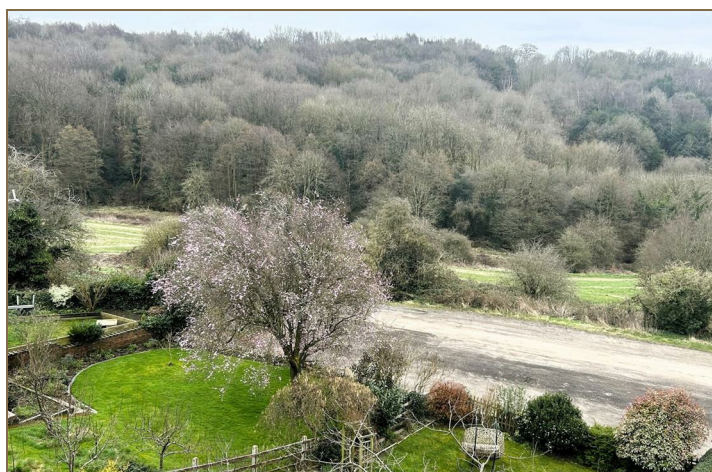
double wrought iron gates allowing vehicle access to the drive, which provides off road parking for two vehicles. Steps to the side lead to the impressive rear garden.

TO THE REAR

At ground floor level there is palisaded veranda, perfect for appreciating the panoramic views. The garden is tiered with various levels, all enjoying a southerly aspect and stunning views.

GARDEN

To the lower level is an extensive paved sun terrace with a large store with light, power and a gardeners WC. There is a cobbled water feature and mature rockery garden with steps to a circular lawned garden with well stocked flower beds and established borders having mature trees, shrubs and flowering plants. A path to the side leads to a lower terrace with a productive vegetable plot, fruit trees, composter and greenhouse.



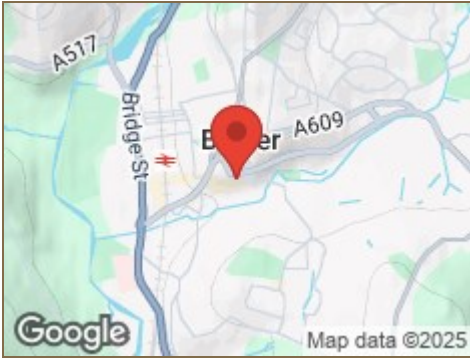
Road Map



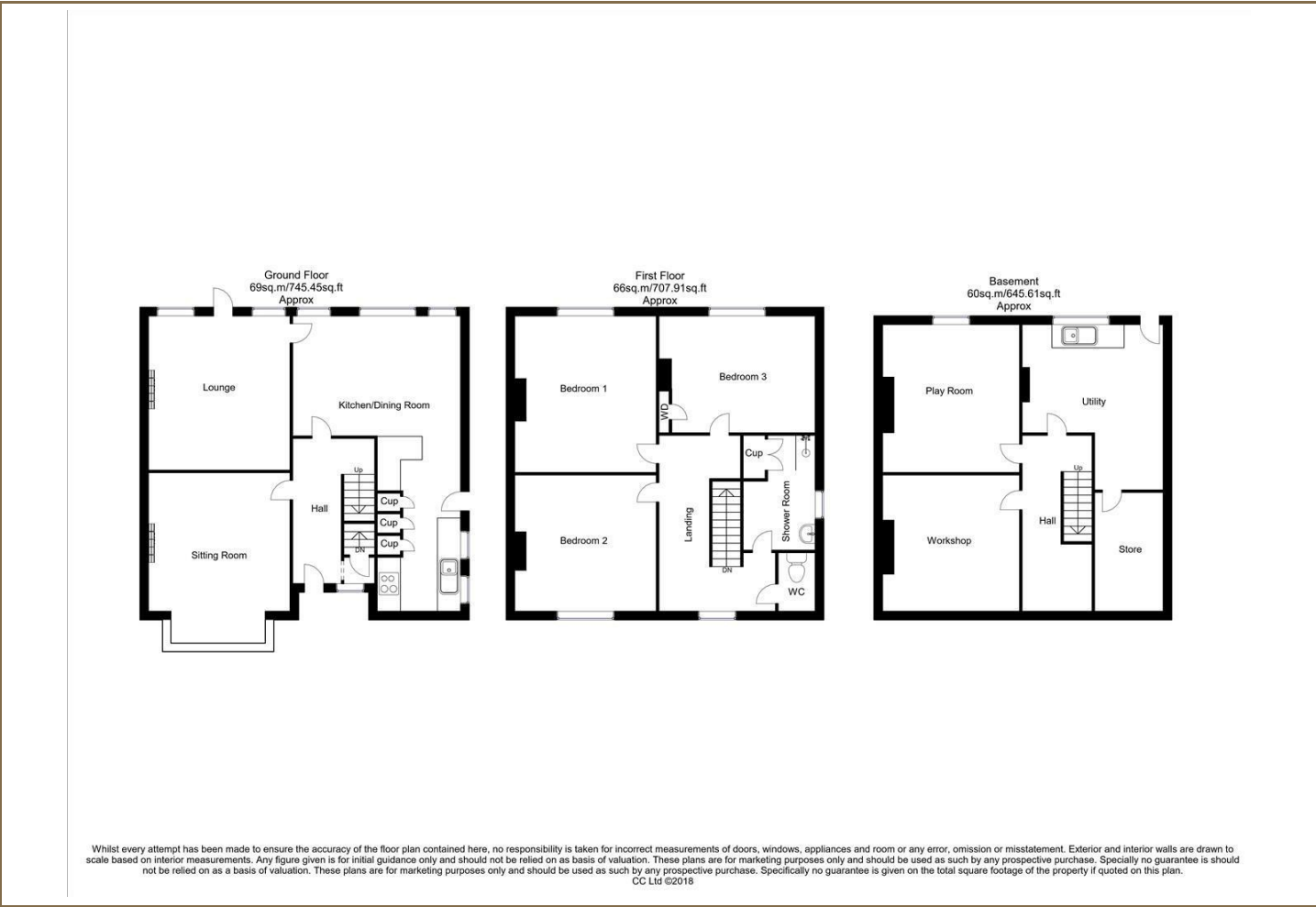
Hybrid Map



Terrain Map



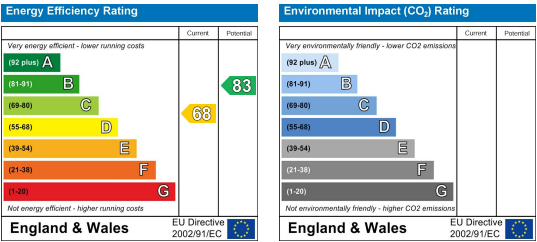
Floor Plan



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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