



Hazelmouse Cottage, 170 Nottingham Road, Belper, DE56 1JL

£195,000



The beautifully modernised character stone built cottage is situated conveniently close to Belper and its excellent amenities. The charming open plan accommodation has two bedrooms, breakfast room and a sunny tiered garden. Viewing is highly recommended. Offered with no chain.



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The welcoming accommodation has a sitting room fitted with decorative panelling and storage, beams and a stone fireplace with timber surround, open into a newly fitted kitchen with integrated oven, hob and extractor hood, breakfast room with bench seating and plumbing for an automatic washing machine. Stairs climb to a gallery landing with two double bedrooms and a luxury shower room. There is a large attic space with a Velux skylight accessed via a loft ladder.

The property has been re wired with a new heating system, re plastered and decorated throughout with new flooring. Benefitting from UPVC double glazed windows and doors and gas central heating fired by a brand new Baxi combi boiler.

To the front of the property is a walled fore garden. To the rear is a courtyard, outhouse and steps climb to the lawned garden.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. 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

A half glazed entrance door allows access.

OPEN PLAN LIVING

22'3 x 12'6 overall measurements reducing to 10'6 (6.78m x 3.81m overall measurements reducing to 3.2)

The welcoming room has decorative panelling with built-in cloaks and shoe storage, in-built storage cupboards and shelving, TV aerial point, wood grain flooring, UPVC double glazed window to the front, vertical radiator, beams to the ceiling and a recessed stone fire place with a reclaimed timber surround. open into :

FITTED KITCHEN

Appointed with a range of shaker style base cupboards and drawers with granite effect work surface over incorporating a stainless steel sink drainer with hose mixer tap and splash back tiling. Integrated appliances include an electric oven, ceramic hob, extractor hood, space for a microwave with shelving, UPVC double glazed window to the rear, pendant lighting, matching wood grain flooring, radiator, inset spot and a useful under stairs pantry with light and shelving. Stairs climb to the first floor and a half glazed door opens into :

BREAKFAST ROOM

7'10 x 5'10 (2.39m x 1.78m)

Having built-in bench seating and panelling with a round breakfast table, wood effect flooring, UPVC double glazed window, radiator, space for a fridge freezer and plumbing for a washing machine. A half

glazed UPVC entrance door opens to the rear courtyard and garden.

TO THE FIRST FLOOR

GALLERY LANDING

Having matching panelling and access to the large roof void, via a loft ladder, where there is a Velux skylight window to the front and the newly installed Vaillant combi boiler, serving the domestic hot water and central heating system.

BEDROOM ONE

12' x 11'9 (3.66m x 3.58m)

A generous double room with a UPVC double glazed window to the front elevation, radiator and feature panelling.

BEDROOM TWO

9'3 x 5'5 (2.82m x 1.65m)

Having decorative panelled feature wall, UPVC double glazed window and a radiator.

LUXURY SHOWER ROOM

7'4 x 5'9 (2.24m x 1.75m)

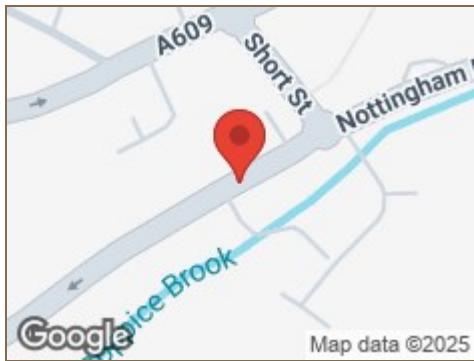
Newly fitted with a double shower enclosure with a thermostatic shower over, low flush WC and a wash stand with a porcelain wash hand bowl, monobloc tap and splash back tiling. Having a heated towel radiator, wood grain flooring, extractor fan and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a walled fore garden with a dry stone boundary wall. There is access to the rear from Nottingham Road through a shared courtyard, with an outhouse providing storage. Steps lead to the sunny elevated garden which is laid to lawn with a wooden garden shed. Neighbouring property has access over lower rear courtyard and steps.



Road Map



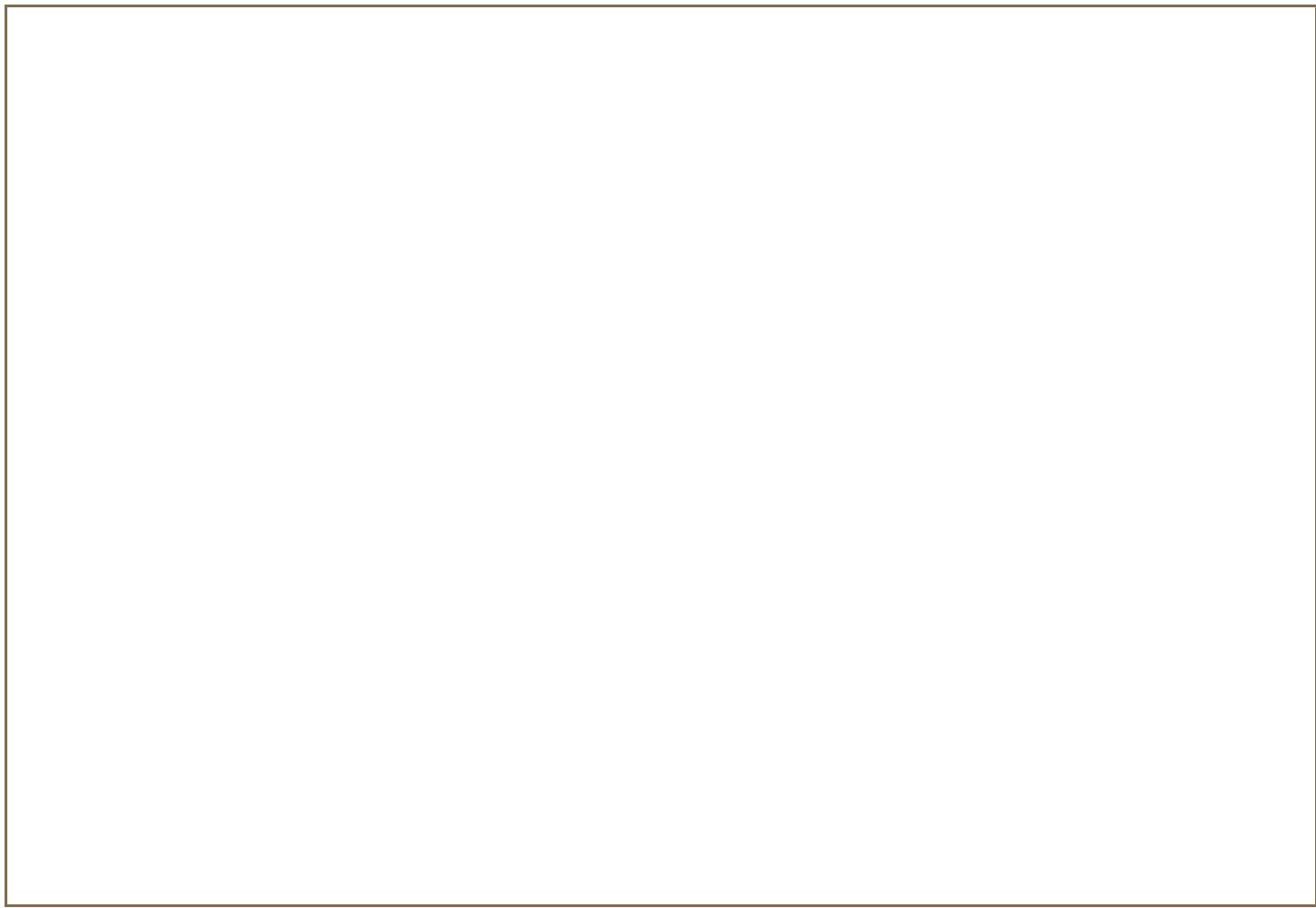
Hybrid Map



Terrain Map



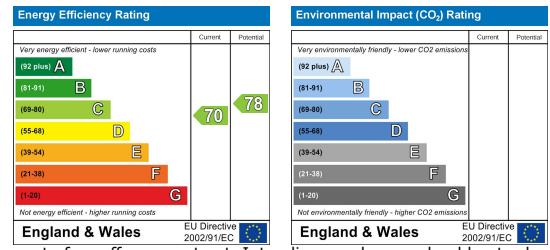
Floor Plan



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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