

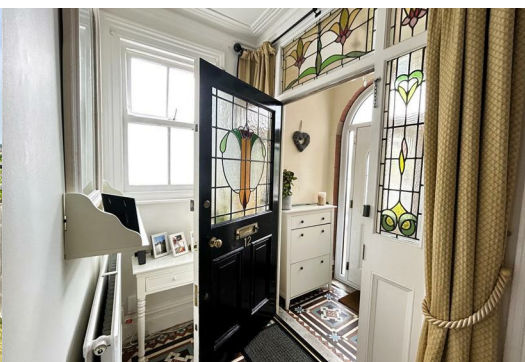


12 Derby Road, Milford, Belper, DE56 0RA

£425,000



A charming 1910 Edwardian detached family home having immense character with many period features. The three/ four bedroomed accommodation is beautifully presented with a generous garden enjoying an open aspect to the rear, converted out buildings and off road parking. Viewing is strongly recommended.



12 Derby Road, Milford, Belper, DE56 0RA

£425,000



The welcoming accommodation has an entrance porch with Minton tiling and original entrance door with leaded light feature opening into the reception hallway, where the elegant panelled staircase climbs to the first floor. The sitting room has a period bay window and fire surround housing a multi-fuel stove. The dining room has French doors opening to the rear and access to the well equipped kitchen with integrated appliances. There is a guest WC and under stairs cloaks room. To the first floor there is a gallery landing, two good sized double bedrooms, home office and bedroom four is accessed by bedroom three, perfect for younger children to share.

Benefitting from quality UPVC double glazed windows and doors, gas central heating fired by a Glowworm combi boiler.

Externally to the front of the property there is off road parking for two vehicles and a side access to the impressive rear garden, being laid to lawn with sunny paved seating areas and converted outbuildings with light and power, enjoying an open aspect and countryside views.

Milford is a popular village located close to Belper within the World Heritage corridor, renowned for its historic mills character and charm. The village has an excellent primary school, popular bars, restaurants and real ale pubs with many countryside walks close by.

Belper is within walking distance and boasts a railway station, excellent shopping, schools and leisure facilities. There is easy access to Nottingham and Derby via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A composite entrance door allows access into :

ENTRANCE PORCH

With original Minton tile flooring and period half tiled walls, coving to ceiling and an original half glazed entrance door with stained glass leaded lights and fan light open into:

RECEPTION HALLWAY

16'11 x 6'5 (5.16m x 1.96m)

Having matching original stained glass leaded light windows to the side panels, deep skirting boards, architraves, coving to high ceiling, coat hangers and the elegant panelled staircase climbs to a half landing and onto the first floor. There are two radiators, original Minton tile patterned flooring, double glazed sash window to side, and useful understairs storage cupboard with shelving and radiator.

GUEST WC

Appointed with a low flush WC and vanity wash hand basin with complementary half tiling, UPVC double glazed sash style window,

heated towel radiator, ceramic tiled wood grain flooring and the original half glazed panelled door.

SITTING ROOM

13'2 x 16' into bay (4.01m x 4.88m into bay)

There is a UPVC double glazed bay window to the front fitted with bespoke blinds, limestone period fire surround with slate hearth and brick insert housing a multi-fuel stove, two radiators, deep skirting boards, architraves, coving to high ceiling, picture rail, wall lights wall lighting and telephone point.

DINING ROOM

14'9 x 10'5 (4.50m x 3.18m)

Having polished original floor boards, recessed fire place with a flagstone hearth and oak mantel shelf housing a multifuel stove, deep skirting and UPVC double glazed French doors open onto the garden. There is an open doorway into :

KITCHEN

21'8 x 8'3 (6.60m x 2.51m)

Comprehensively appointed with a range of off white shaker style base cupboards, deep pan drawers and eye level units with black granite work surfaces incorporating a porcelain butlers sink with mixer taps and upstand. Integrated appliances include a Stoves range cooker with three electric ovens, 7 ring gas hob, in-built extractor fan, dishwasher, fridge, freezer and washing machine. There are three double glazed sash style windows to the side, UPVC double glazed French doors open onto the garden, inset spot lighting, shelving, porcelain flagstone flooring with under floor heating and an original crockery cupboard with shelving.

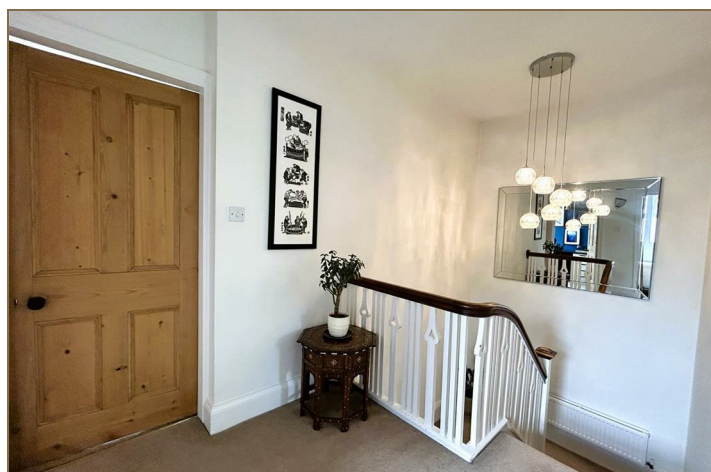
TO THE FIRST FLOOR

GALLERY LANDING

BEDROOM ONE

13'4 x 12'10 (4.06m x 3.91m)

A generous room with a UPVC double glazed



window to the front elevation enjoying country side views over The Chevin, deep skirting boards, architraves, high ceiling and two radiators.

BEDROOM TWO

14'7 x 10'3 (4.45m x 3.12m)

Having an original cast iron fireplace, picture rail and built-in closet with shelving, deep skirting boards, architraves, high ceiling, radiator and a UPVC double glazed window to the rear elevation enjoying views over the garden and open countryside beyond.

HOME OFFICE

5'7 x 5'7 (1.70m x 1.70m)

There is a UPVC double glazed window to the front elevation enjoying open views, radiator and an original key cupboard.

BEDROOM THREE

9'6 x 8'3 (2.90m x 2.51m)

Chimney breast with original cast iron period fireplace, deep skirting boards, architraves, high ceiling, radiator, sash window to rear and stripped internal panel door.

BEDROOM FOUR

10'4 x 8'3 (3.15m x 2.51m)

Bedroom four is accessed via bedroom three with deep skirting boards, architraves, high ceiling, radiator, UPVC double glazed window to the rear elevation enjoying countryside views.

LUXURY BATHROOM

8'8 x 5'1 (2.64m x 1.55m)

Beautifully appointed with Victorian style three piece white suite comprising a rolled top bath with ball and claw feet having a thermostatic rain fall shower with hose attachment, vanity wash hand basin and low flush WC. There is complementary tiling, inset lighting, dado rail, extractor fan and twin UPVC double glazed windows to the side elevation.

OUTSIDE

To the front of the property there is hard standing for two vehicles and a secure gate allows access to the rear.



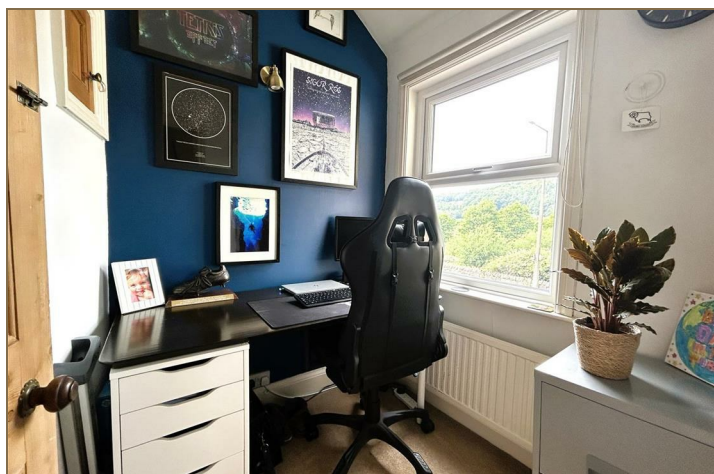
GARDEN

The enclosed rear garden is laid to lawn with a generous flagstone paved patio, perfect for alfresco dining and entertaining, sunny seating area, generous lawns and established hedging to the boundaries. There is outside lighting, power, outside tap and wooden garden shed.

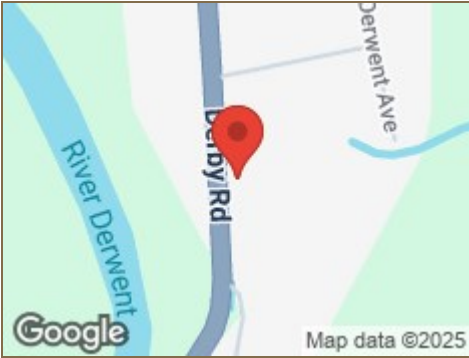
THE CAKE HOUSE

13'5 x 4'1 (4.09m x 1.24m)

The two brick built out buildings have been converted to create a hobby space with porcelain tiled flooring with under floor heating, stainless steel work bench, light, power, two Velux sky lights, tongue and groove panelling, full height UPVC double glazed window and a glazed entrance doors.



Road Map



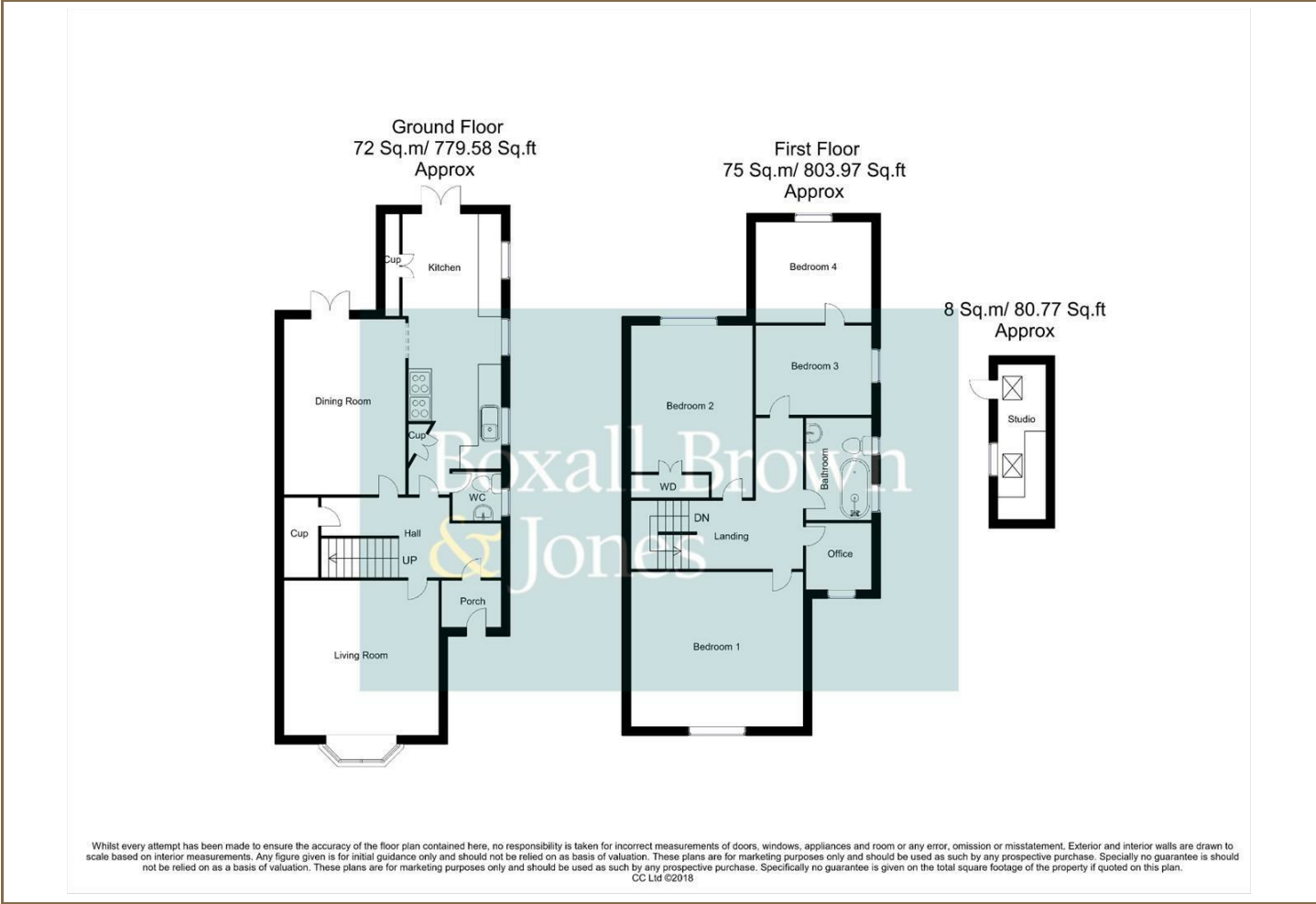
Hybrid Map



Terrain Map



Floor Plan

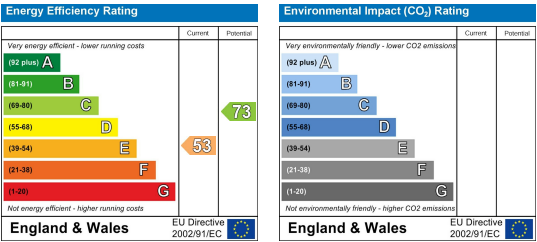


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph



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