

3 Bed Cottage

3 Bank Buildings, Milford, Belper DE56 0QJ

Price £345,000 Freehold



3



2



1



D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Stone Cottage
- Charming Lounge
- Dining Room/Study
- Superb Fitted Kitchen
- Three Bedrooms
- Fitted Bathroom
- Front Garden
- Private Rear Courtyard Garden
- Charming Riverside Garden
- Many Character Features

BEAUTIFUL COTTAGE & RIVERSIDE VIEWS – This beautifully appointed three bedroom stone cottage enjoys a wealth of character and charm situated in a delightful location within the conservation area of the historic village of Milford.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and the Derby shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

GROUND FLOOR

Entrance Porch

With half glazed entrance door and attractive tiled flooring.

Charming Lounge

13'4" x 12'5" (4.07 x 3.81)

With feature fireplace with inset solid oak lintel incorporating Robeys multifuel Clearview burner with raised slate hearth, deep skirting boards and architraves, radiator, period sash window with featured internal plantation shutter blinds to front, internal stripped latched door opening onto staircase which leads to the first floor and additional stripped latched door with black iron.



Inner Lobby

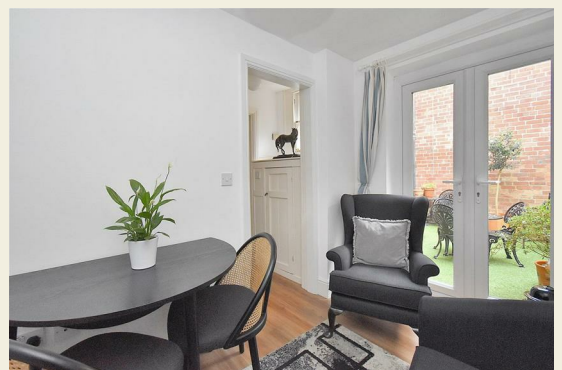
4'3" x 2'9" (1.31 x 0.86)

With built-in cupboard housing the boiler, sash window to side with deep windowsill and under-stairs storage cupboard with double opening doors.

Dining Room/Study

11'4" x 6'2" (3.47 x 1.89)

With radiator, double glazed French doors opening onto private courtyard garden, deep skirting boards and architraves.



Beautiful Fitted Kitchen

12'5" x 7'10" (3.80 x 2.39)

With Belfast style sink with chrome mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid wood worktops, built-in Neff four ring induction hob with extractor hood over, built-in Neff electric fan assisted oven, integrated slimline dishwasher, continuation of the solid wood worktops forming a useful breakfast bar area, integrated fridge, built-in Neff microwave, fitted plate rack, concealed worktop lights, integrated washer/dryer, (the kitchen enjoys a pleasant dual aspect), column radiator, sash period style window to front with featured plantation shutter blinds, double glazed window to rear, internal stripped latched door and double glazed door giving access to private courtyard garden.



Private Courtyard Garden

13'5" x 10'4" (4.09 x 3.16)

Accessed from the door from the kitchen and the dining room is this charming, private courtyard garden with slate paving, cold water tap, outside light, storm porch and its own private side access gate.



FIRST FLOOR

Landing

With radiator and sash style window.

Bedroom One

12'8" x 9'3" (3.88 x 2.83)

With deep skirting boards and architraves, high ceilings, radiator, pleasant views to front, sash period style window and stripped internal door.



Bedroom Two

12'1" x 9'4" (3.69 x 2.86)

With deep skirting boards and architraves, high ceilings, radiator, pleasant views to front, period style sash window and stripped internal latched door.



Bedroom Three

7'10" x 4'10" (2.40 x 1.49)

With fitted wardrobes with inset lighting, deep skirting boards and architraves, high ceilings, radiator, double glazed window and internal stripped door.



Inner Lobby

With stripped internal door, built-in storage cupboard and open space leading into bathroom.

Fitted Bathroom

7'10" x 5'8" (2.39 x 1.73)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate corner shower cubicle with chrome fittings including shower, attractive tiled splash-backs, heated chrome towel rail/radiator, high ceilings, spotlights to ceiling, extractor fan and double glazed window with featured internal plantation shutter blinds.

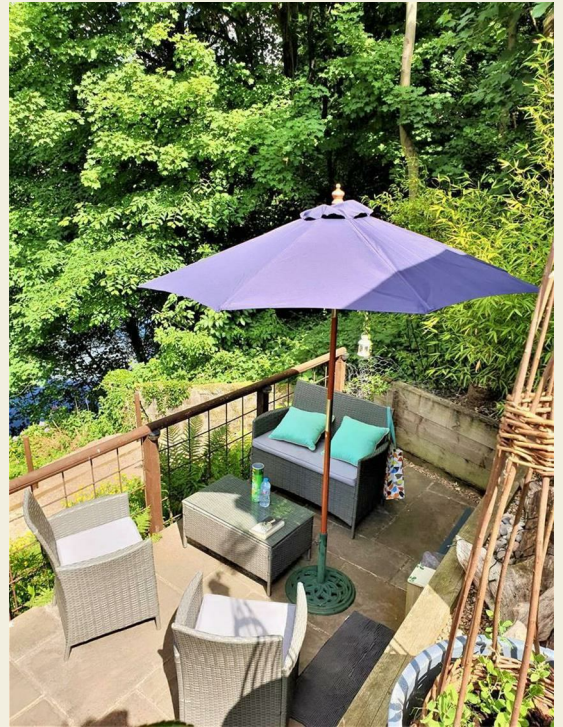
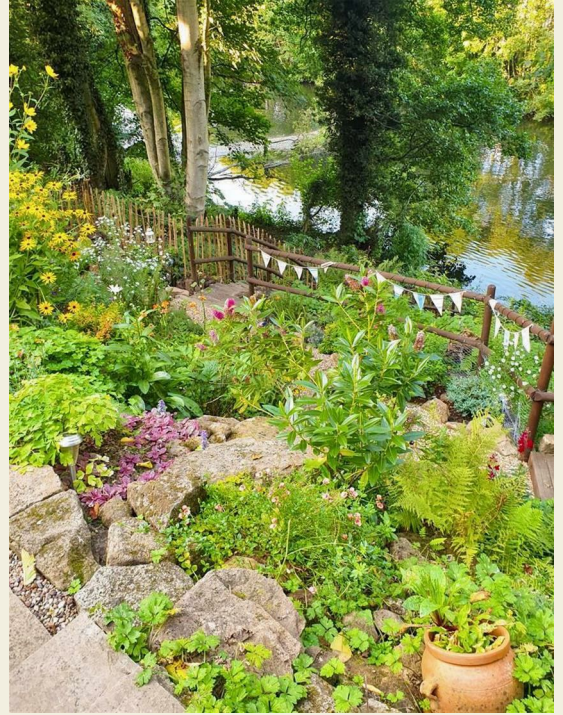


Front Garden

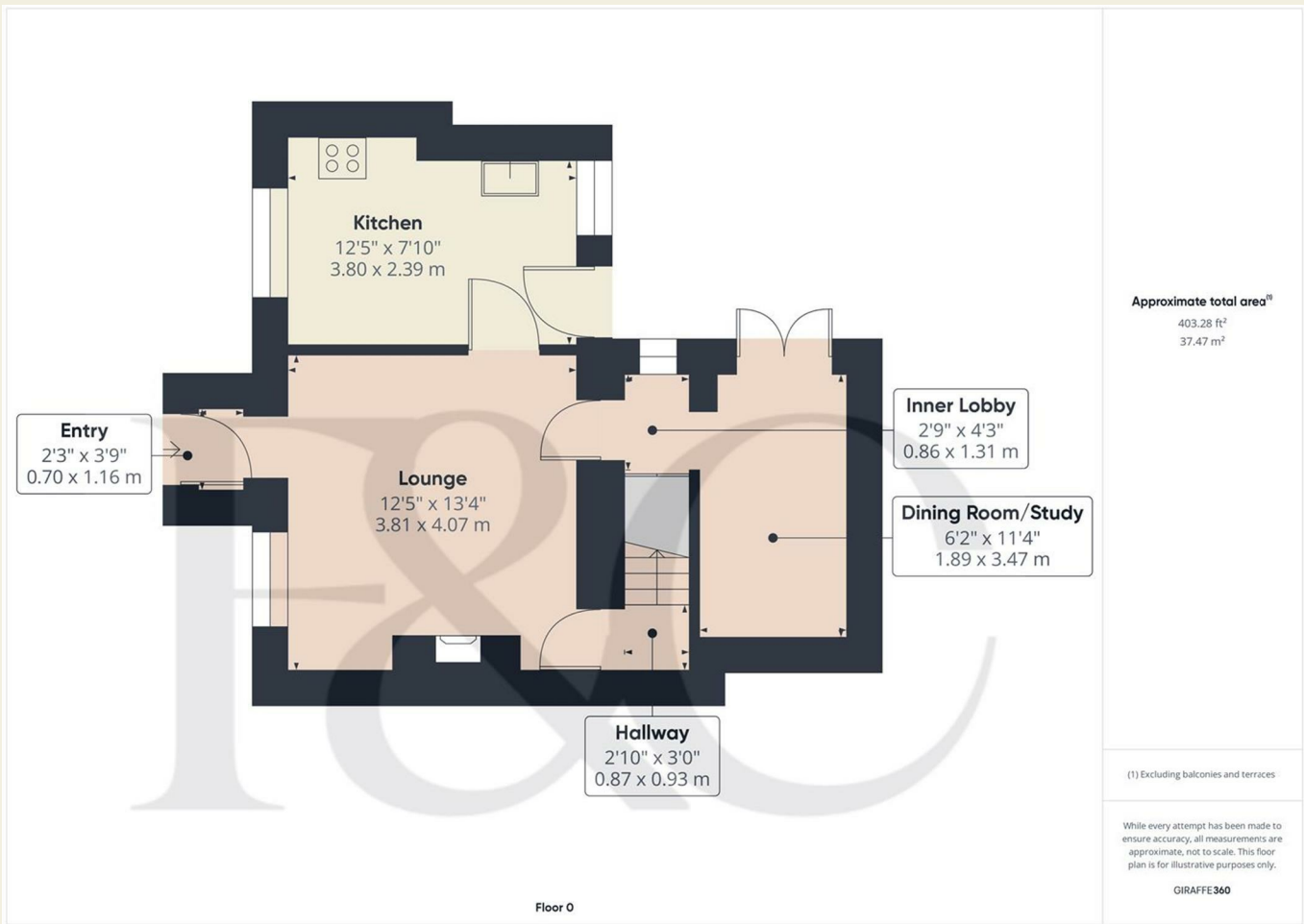
The property is set back from the pavement edge behind a charming stone wall fore-garden with stone paving and hand gate. The fore-garden has space for storing wheelie bins and also offers a pleasant sitting out space.

Riverside Garden

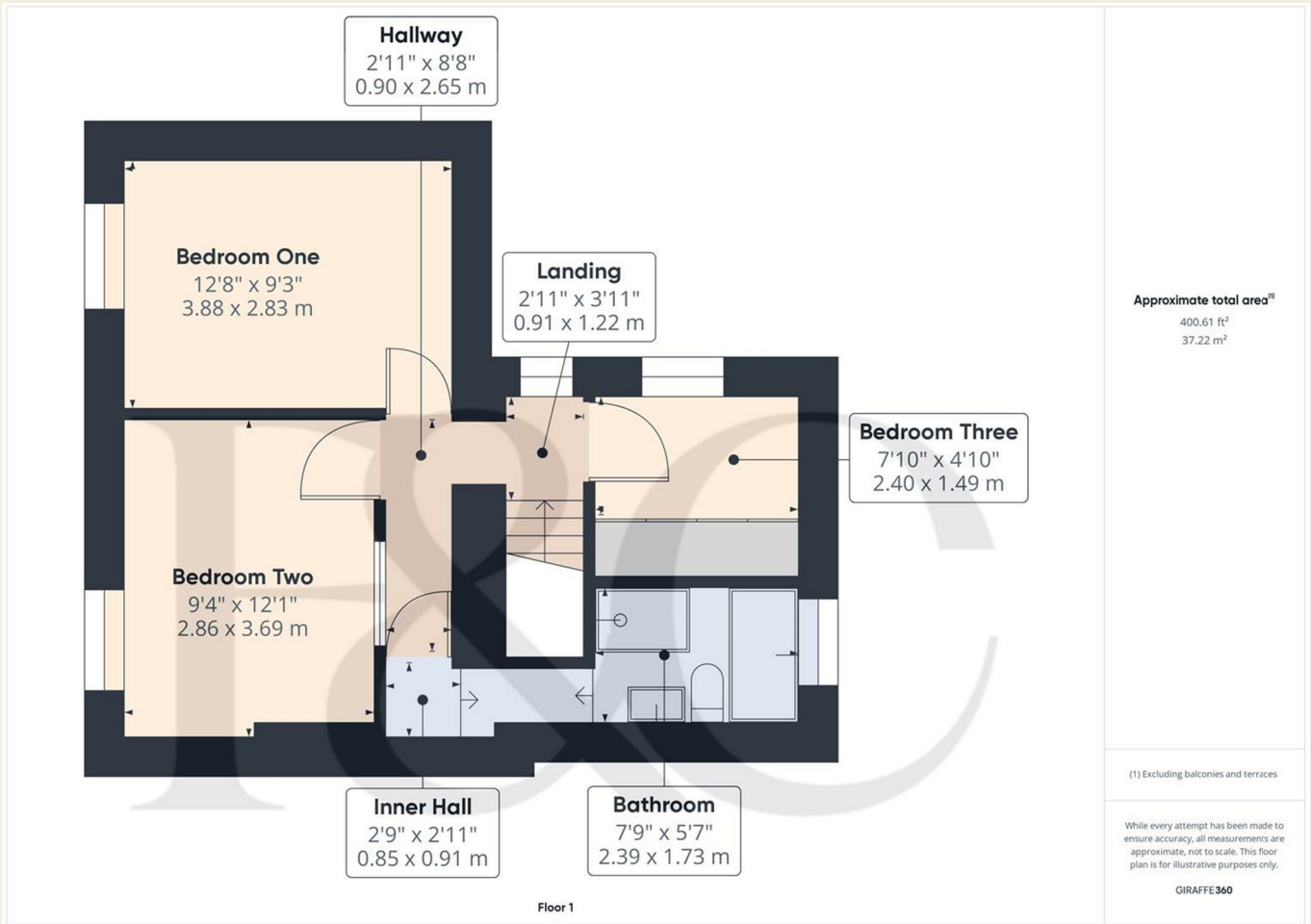
Across the road from the property is a charming garden adjoining the River Derwent and offers a charming tranquil sitting out space.



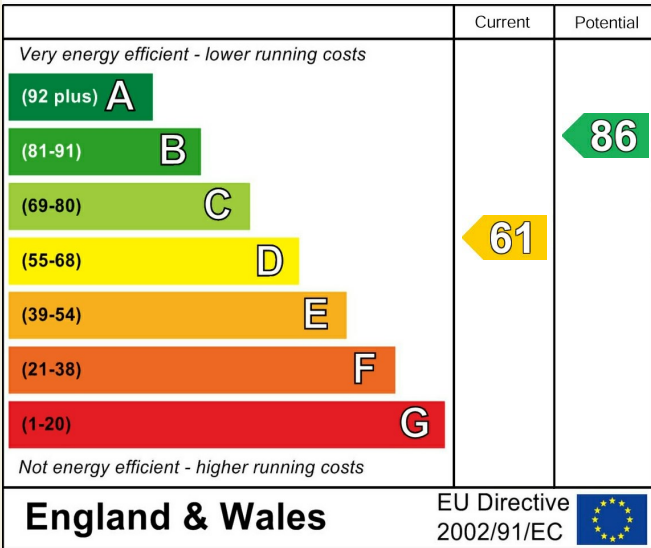
Council Tax Band - B
Amber Valley



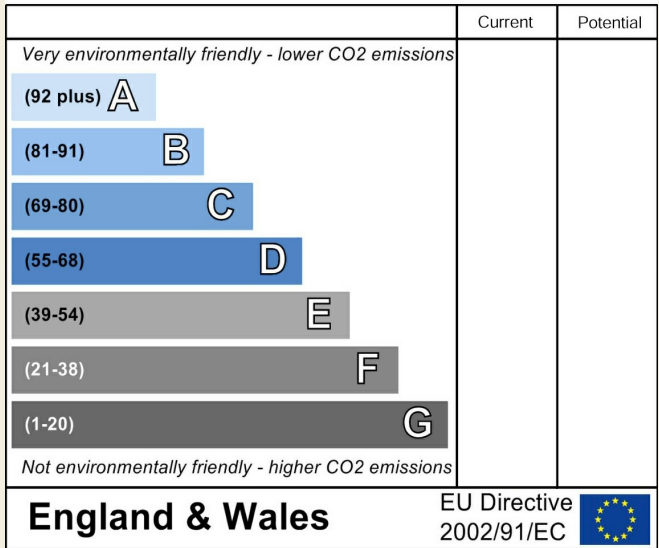
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.