



3 Bed Cottage

96 Belper Lane, Belper DE56 2UH
Offers Around £389,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Three Storey Cottage Close to Belper Town Centre
- Beautiful Countryside Views
- Private Position – Set Well Back From Belper Lane
- Lounge with Log Burner
- Garden/Dining Room & Fitted Kitchen
- Three Generous Sized Bedrooms
- Fitted En-Suite & Fitted Four-Piece Bathroom
- Private Mature Garden – Lovely Open Views
- Character Features
- Viewing Absolutely Essential

PRIVATE GARDEN WITH STUNNING VIEWS – Charming three storey cottage set back from Belper Lane befitting from a generous sized garden with fine views over open fields and the Derwent Valley.

The property benefits from gas central heating and double glazing and consists of entrance hall, cloakroom with WC, lounge with log burner, dining/garden room with doors opening onto large raised decking area, fitted kitchen, three bedrooms, fitted en-suite and fitted four-piece bathroom.

Being of a major asset and sale to this particular property is its private rear garden which can be only appreciated when viewed, including two lovely large seating decking areas maximising the fine views over the Derwent Valley and beyond.

The sale provides a genuine opportunity for a discerning purchaser looking to acquire a delightful character home with a large garden occupying a very enviable location positioned on the fringe of the historic town of Belper.

The Location

The property is positioned just a short walk off Belper Lane and is surrounded by some beautiful stone cottages and is also situated within literally yards of the Talbot Inn Restaurant and nearby countryside walks. Belper town centre is within easy reach where there are an excellent range of independent shops, supermarkets, recreational facilities and primary schools. The main A6 arterial road provides a short commute to the city of Derby located approximately some 8.5 miles to the south. Nearby tourist attractions include Matlock Bath and Chatsworth House are both within a short commute.

Accommodation

Ground Floor

Entrance Hall

3'5" x 3'1" (1.06 x 0.94)

With double glazed entrance door, radiator, exposed stone wall and latched door giving access to cloakroom.

Cloakroom

4'0" x 3'1" (1.22 x 0.94)

In white with low level WC, fitted washbasin with fitted base cupboard underneath, exposed stone wall, tiled flooring, double glazed window and internal latched door.

Lounge

16'1" x 11'11" (4.91 x 3.64)

With stone fireplace incorporating log burning stove and raised stone hearth, solid wood flooring, vaulted ceilings, radiator, staircase leading to first floor with attractive balustrade, double glazed window and under-stairs storage cupboard with latched doors.



Garden/Dining Room

14'6" x 11'0" (4.43 x 3.37)

With stone flagged floors, vaulted ceilings with two principal beams, corner gas burning stove, double glazed window, countryside views, double glazed sliding doors opening onto raised decking area and open square archway leading into kitchen.



Kitchen

11'3" x 6'10" (3.43 x 2.10)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with extractor hood over, integrated dishwasher, integrated washing machine, breakfast bar, built-in double electric fan assisted oven, tiled flooring, spotlights to ceiling and double glazed window.



Inner Lobby

6'0" x 5'4" (1.85 x 1.64)

With matching tiled flooring, double glazed roof, space for American style fridge/freezer, built-in cupboards, open square archway leading into garden/dining room and double opening internal multipaned glazed doors giving access to lounge.

Raised Decking Area

17'7" x 12'8" (5.38 x 3.88)

A pleasant sitting out and entertaining space with glass balustrade, views across the private garden and fine views across the Derwent Valley and beyond.



First Floor

Landing

With double glazed window enjoying fine views towards Belper, beam to ceiling, built-in storage cupboard housing the central heating boiler, archway and staircase leading to second floor.

Double Bedroom Three

12'2" x 9'8" (3.71 x 2.97)

With wood flooring, vaulted ceilings, exposed beams, radiator, fitted double wardrobe, under-stairs storage cupboard with stripped latched door, double glazed window with deep wood windowsill and fine views across the Derwent Valley and beyond to rear and internal door with chrome fittings.



Four-Piece Bathroom

11'1" x 6'10" (3.40 x 2.09)

In white with bath with chrome fittings including chrome mixer tap/hand shower attachment, fitted washbasin with chrome fittings, low level WC, double shower cubicle with chrome fittings, tiled splash-backs, matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, built-in display cupboards with glass shelf, double glazed window to rear with fine views across the Derwent Valley and beyond and internal door with chrome fittings.



Double Bedroom One

10'8" x 9'6" (3.26 x 2.91)

With character ceilings, exposed beam, built-in storage cupboard, double glazed sash style window to side with fine views towards Belper and beyond, open space leading into dressing room and internal door with chrome fittings.



Dressing Room

6'6" x 6'5" (2.00 x 1.97)

With fitted wardrobes with mirrored fronts, radiator, double glazed window to rear enjoying fine views across the Derwent Valley and beyond and sliding door giving access to en-suite.



En-Suite

6'10" x 4'3" (2.10 x 1.31)

With double shower cubicle with chrome fittings including shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and wall mounted mirrored medicine cabinet.



Single Bedroom Two

12'5" x 6'6" (3.81 x 1.99)

With fitted wardrobes, exposed beam, radiator, character ceilings, double glazed Velux style window with fine views towards the Derwent Valley and beyond to rear and internal latched door.



Garden

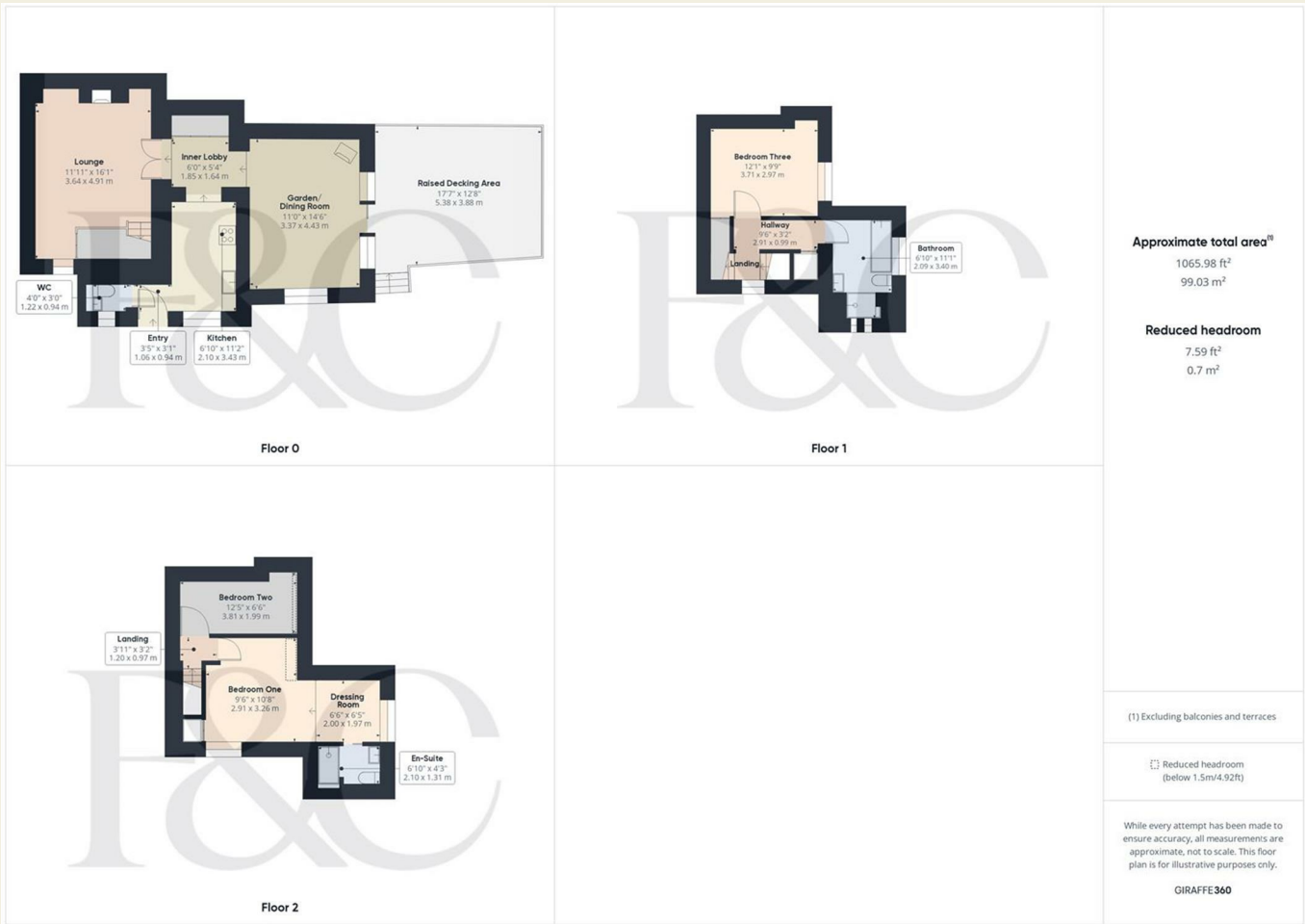
Being of a major asset and sale to this particular property is its lovely, private generous sized garden enjoying fine views over open fields and the Derwent Valley to rear. The garden enjoys shaped lawns, natural stone walling and two large seating decking areas both providing a pleasant sitting out and entertaining space with fine views across the Derwent Valley. Timber shed, store and coal bunker. The garden is complemented by a selection of well stocked flowerbeds, bushes and attractive trees.



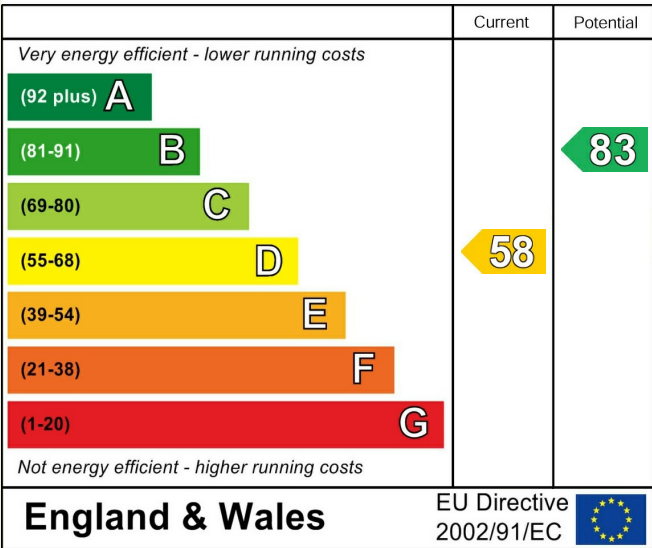
On-Street Car Parking

Council Tax - B
Amber Valley

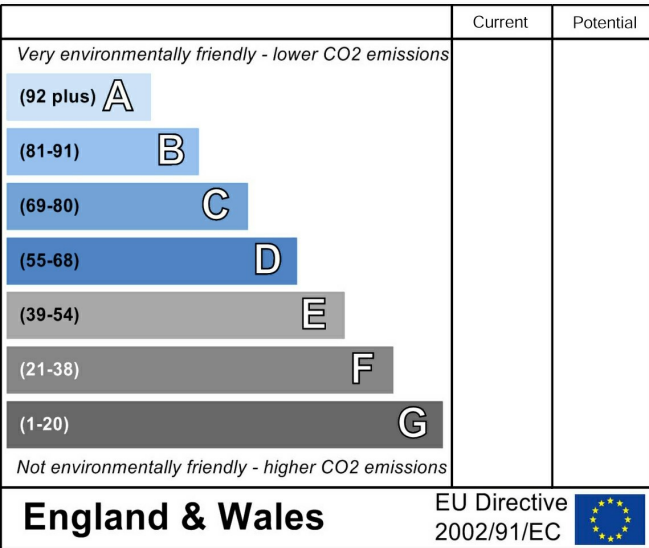




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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