



Over Lane
Belper



Property Description

This stunning three-bedroom character home in Belper, offered with no upward chain, boasts a high-spec interior featuring a traditional dining room and a beautiful open-plan kitchen and lounge area that opens onto a landscaped rear garden. Ideally located on Over Lane, it's close to shops, schools, bus routes, and Belper town centre with convenient bus and train links. The first floor offers two double bedrooms and a fully fitted family bathroom, while the second floor hosts a third double bedroom with Velux skylight windows. Outside, the property includes a newly built, fully insulated garage and utility space—perfectly versatile for a range of uses. Finished to an exceptional standard throughout, the home benefits from new UPVC double glazing (2023), a composite entrance door (2024), re-pointing (2021), and a TADO smart heating system for individual radiator control. Viewings are highly recommended to appreciate the quality and charm of this exceptional home.

Dining Room

12' 9" Max x 11' 5" (3.89m Max x 3.48m)
Composite entrance door to the front elevation, UPVC double glazed window to the front elevation, exposed brick chimney breast, Carpet flooring and door to;

Lounge

With under stairs storage cupboard, UPVC double glazed widows to side and rear elevation, wooden flooring, stairs to the first floor landing, feature multi fuel stove set onto a tiled hearth and open plan to the kitchen area.

Kitchen

16' 7" x 6' 9" (5.05m x 2.06m)
With two UPVC double-glazed windows to the side, this is a beautiful, handmade, hand-painted wood kitchen with a range of base level units incorporating space for a freestanding fridge / freezer, oak work surfaces and drainer, Double bowl Belfast-

style sink, with metro tiling to half height, Rangemaster five -burner gas range with double electric oven, matching stainless steel cooker hood over, plumbing for a dishwasher, beamed ceiling, oak flooring and UPVC double-glazed door leading to the garage also a UPVC double-glazed door which opens into the garden.

First Floor Landing

with radiator and stairs up to the second floor bedroom. Doors leading to;

Bedroom One

12' 10" x 11' 4" (3.91m x 3.45m)
Having a UPVC double-glazed window to the front elevation with views over Belper, feature cast iron fireplace set into exposed brickwork chimney breast, carpet flooring and radiator.

Bedroom Two

9' 5" x 8' 2" (2.87m x 2.49m)
Having a UPVC double-glazed window to the rear elevation, carpet flooring and a double radiator.

Family Bathroom

With a UPVC double-glazed window to the side elevation, The bathroom has a three-piece suite in white comprising a pedestal hand wash basin, low flush WC and panelled bath with shower attachment and glass shower screen over, with towel radiator, fully tiled on two walls and a bespoke fitted cupboard housing a wall-mounted Worcester combination boiler.

Second Floor Bedroom Three

17' 8" Max x 11' 11" (5.38m Max x 3.63m)

With two double glazed Velux skylights to the rear enjoying views over the surrounding countryside, carpet flooring and a double radiator.

Garage & Utility

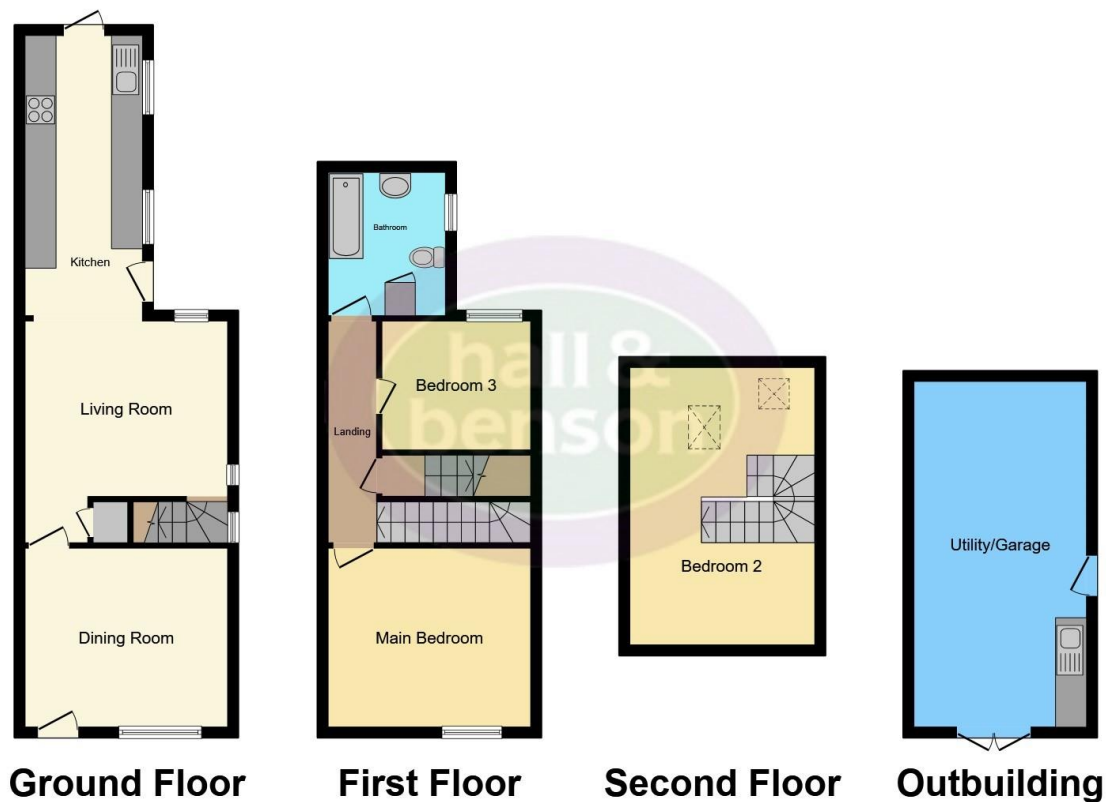
21' 8" x 11' 1" (6.60m x 3.38m)

Generous garage space with up and over electric garage door to the front. Fully insulated space with spotlights to the ceiling, composite access door to the side and to the rear is a Utility area with fitted base units, industrial style stainless steel sink and drainer unit with mixer tap along with splash back. Plumbing for washing machine. UPVC double glazed french doors to the rear leading to the rear garden. This space has lots of potential for a variety of uses for future owners.

Rear Garden

A beautiful landscaped rear garden with paved patio area and pathways, mature planted borders surround the lawn with secure boundaries.





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 Awaited Band: C

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Tenure: Freehold



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