



Cemetery Road
Belper





Property Description

Burchell Edwards are excited to offer to the market with no upward chain, this three storey, two bedroom, stone cottage. The property is situated in a highly sought after area and briefly comprises of: A utility room and bathroom to the ground floor, a kitchen and lounge diner to the first floor, and two well-proportioned bedrooms to the second floor, with the rear bedroom having stunning views. Externally the garden can be accessed from the utility room or a side access gate. The garden has a patio area for alfresco dining, a laid lawn, with planting beds housing mature shrubbery and trees.

Ground Floor Accommodation

Utility Room

9' 6" Max into recess x 9' 6" (2.90m Max into recess x 2.90m)

Having a single glazed window to the rear elevation, rear wooden door, vinyl flooring and original sink.

Bathroom

Having a curved ceiling with feature exposed brickwork, a bath with mixer taps, shower over, a W.C, a wash hand basin, an extractor, central heating boiler, a radiator, partly tiled walls, and tiled flooring.

Kitchen

10' 1" x 9' 6" Max into recess (3.07m x 2.90m Max into recess)

Having stairs coming up from the ground floor, rear elevation single glazed window, wall and base units with work surfaces over, sink and drainer unit, electric oven, electric hob and extractor hood over, tiled splashback and vinyl flooring.

Lounge

12' 6" Max into recess x 11' 9" (3.81m Max into recess x 3.58m)

Having a front elevation single glazed window, front elevation wooden door, storage cupboard built into the alcove as well as shelving, original fireplace, telephone point,

TV point, a radiator and carpet flooring.

First Floor Landing

Having stair coming up from the kitchen and having carpet flooring, loft access and access to both bedrooms.

Bedroom One

12' 6" Max into recess x 11' 11" (3.81m Max into recess x 3.63m)

Having a front elevation single glazed window, original fireplace, a radiator and carpet flooring.

Bedroom Two

10' x 9' 2" Max into recess (3.05m x 2.79m Max into recess)

Having rear elevation single glazed window with a view over the stunning countryside views, over stairs storage housing central heating boiler, a radiator and carpet flooring

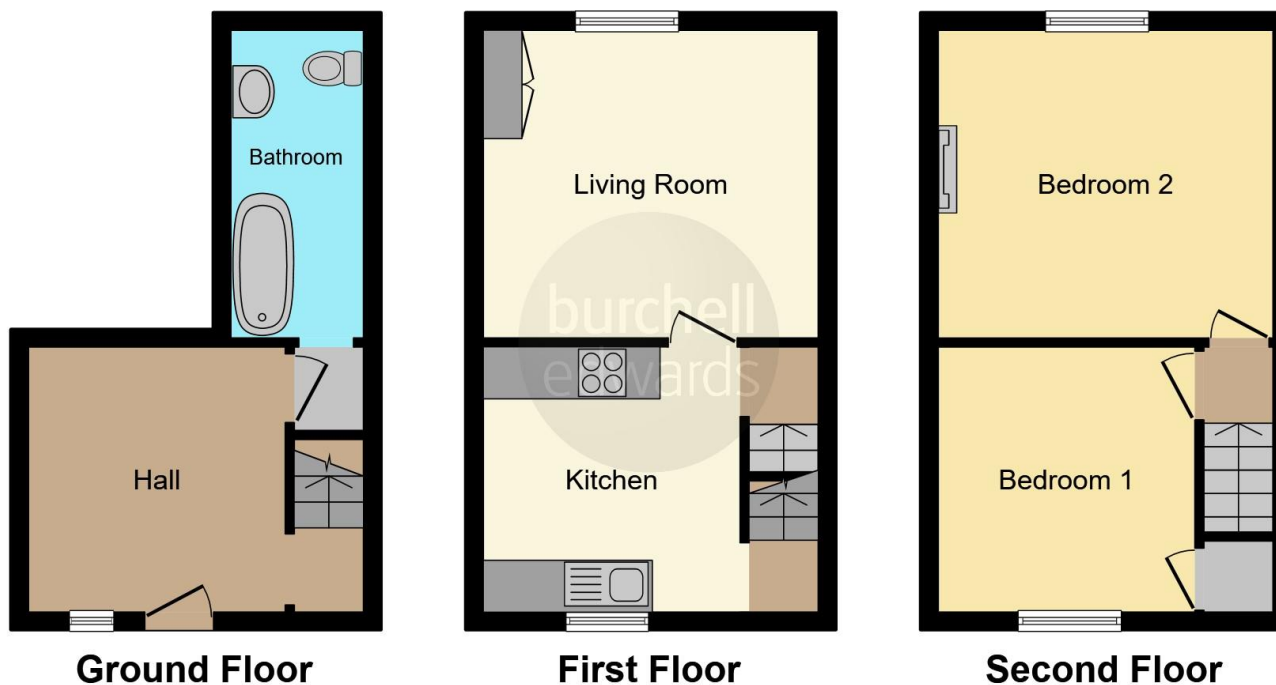
Outside

Externally the garden can be accessed from the utility room or a side access gate. The garden has a patio area for alfresco dining, a laid lawn, with planting beds housing mature shrubbery and trees.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: F

Tenure: Freehold

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