



Marsh Lane
Belper



Marsh Lane Belper DE56 1GT

for sale
£270,000



Property Description

Nestled along the ever-popular Marsh Lane in the heart of Belper, this delightful two bedroom semi-detached stone cottage is brimming with character and charm. Beautifully presented throughout, the home combines period features with modern convenience, making it perfect for those seeking a cosy retreat or close to town amenities,

The ground floor features a welcoming living room with exposed beams and feature fireplace, a well-appointed kitchen, and a modern bathroom. Upstairs, there are two well-proportioned bedrooms and a convenient first floor W.C.

Outside, the property boasts a lovely, well-maintained garden, ideal for relaxing or entertaining, along with the added bonus of a private parking space to the rear.

Situated within easy reach of Belper's shops, cafes, train station, and scenic countryside walks, this charming cottage would make an excellent home for professionals, couples, or downsizers alike.

Lounge

15' 7" Max x 13' 3" Max (4.75m Max x 4.04m Max)
Accessed via UPVC double glazed front door leading into the lounge with UPVC double glazed window to the front, stairs rising to the first floor, beams to the ceiling, central heating radiator and feature fireplace.

Kitchen/ Diner

11' 5" x 8' 4" (3.48m x 2.54m)
Having a range of matching wall and base units with roll edge laminate work surfaces over and incorporating a one and a half bowl sink and drainer unit with mixer tap over, integrated oven with hob over, space for appliances and UPVC double glazed window to the rear elevation enjoying lovely views over the garden and countryside.

Outer Hall

Having door to the bathroom, timber door to the side giving access to the side and rear garden,.

Bathroom

Having a three piece suite comprising of a bath with chrome attachments, low level W.C and pedestal wash hand basin with chrome mixer tap over, UPVC double glazed obscured window to the side elevation and central heating radiator.

First Floor

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)
Having UPVC double glazed window to the front elevation, central heating radiator, door to fitted wardrobes and over head cupboards.

Bedroom Two

8' 3" x 11' 5" (2.51m x 3.48m)
Having UPVC double glazed window to the side elevation, central heating radiator and loft hatch giving access into the loft.

W.C

Having low level W.C, electric heated towel rail, pedestal wash hand basin with chrome mixer tap over and extractor fan.

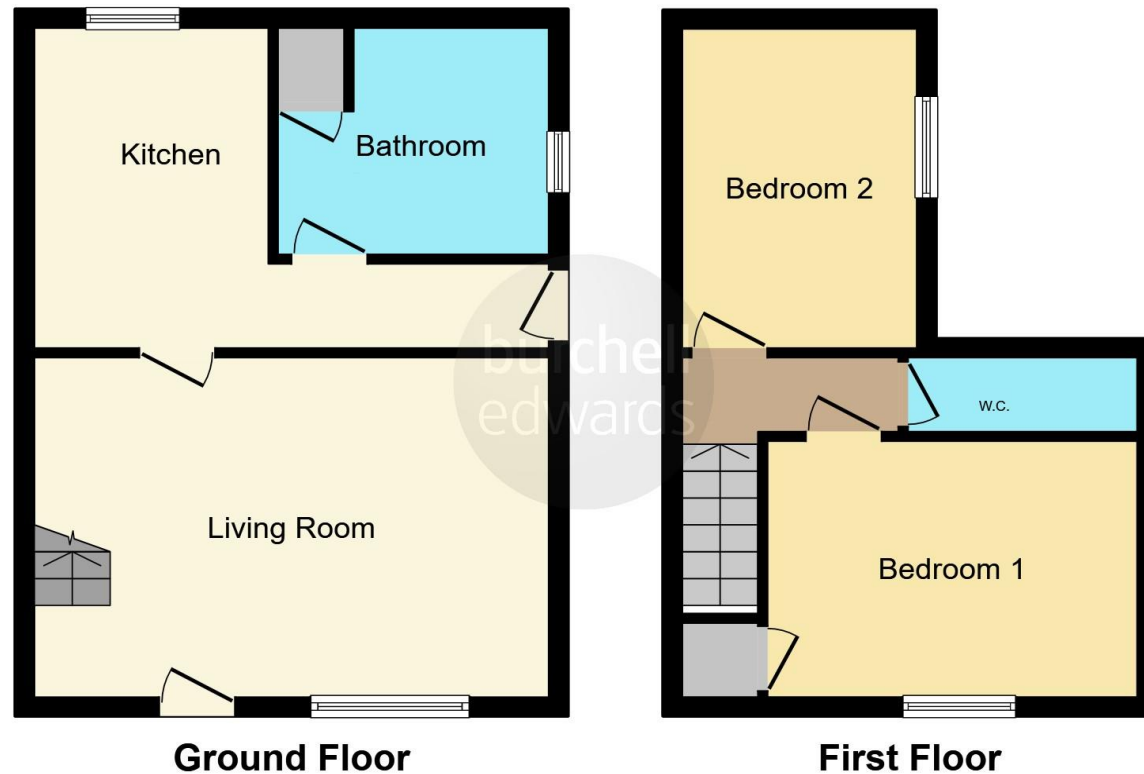
Outside

To the rear the garden is private with gated side access and wall boundary. The garden is also laid mainly to lawn with a paved patio area, paved path, mature flowers and bushes and a decked area with steps down to a parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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