Fletcher & Company

11 Becksitch Lane, Belper, DE56 1UZ

Offers Around £265,000

Freehold



- Superbly Appointed Characterful Cottage
- Viewing Highly Recommended
- Entrance Porch & Dining Kitchen
- Living Room with Feature Fireplace & French Doors Providing Views
- Three Bedrooms
- Modern Fitted Bathroom
- Off-Road Parking for One Car
- Delightful, Elevated Garden with Far-Reaching South & Westerly Facing Views
- Within Walking Distance of Belper Town Centre & All Amenities
- Easy Access to A6, A38, The Peak District & Belper Train Station





Summary

A wonderful, three bedroom, character cottage occupying a fabulous elevated spot offering stunning views over open countryside. Superbly presented with a modern feel throughout.

The accommodation comprises an entrance porch, dining kitchen, a charming living room with feature fireplace and French doors opening to the front. To the first floor there are three bedrooms and a well-appointed modern bathroom.

Outside, to the front is an enclosed decked area ideal for outdoor dining, beyond this a tiered garden offering further potential for seating areas or lawns.

The Location

Belper Town has a bustling high street with a range of shops, cafes, boutique outlets, pubs, restaurants bus and train station. The River Gardens offer additional cafe and play area. Schooling is also available at all levels within the town.

Accommodation

Ground Floor

Porch

6'7" x 2'10" (2.02 x 0.88)

Approached via a feature double glazed door with leaded glass insert and original leaded arched windows to the surround. There is a feature tiled floor and a multi-pane glass door provides access to the dining kitchen.

Lounge

16'7" x 11'7" (5.07 x 3.54)

Having a feature fireplace with pine and tiled surround together with a tiled hearth, a quality wooden floor laid in a herringbone style, a central heating radiator , inset spotlighting to the ceiling and UPVC double glazed French doors provides access to and views of the decked area and beyond.







Dining Kitchen

13'4" x 10'2" (4.07 x 3.11)

Comprehensively fitted with a range of modern base cupboards and a larder unit with a wooden work surface over incorporating a sink unit with brushed steel mixer tap over. Appliances include an electric oven and induction hob. In addition, there is space for a fridge/freezer, plumbing for an automatic washing machine and space for a dishwasher. There is complementary style tiling to all splashback areas, inset spotlighting to the ceiling, open shelving and a column radiator. Having a UPVC double glazed window to the front elevation providing far-reaching views and stairs lead off to the first floor.







First Floor Landing

6'3" x 3'2" (1.92 x 0.98)

Having a feature double glazed door with frosted glass insert, a central heating radiator and stairs lead down to the ground floor.

Bedroom One
11'5" x 10'3" (3.48 x 3.14)
With a column radiator and UPVC double glazed French doors with Juliet balcony providing far-reaching views over The Chevin and surrounding countryside.



Bedroom Two
10'4" x 8'1" (3.15 x 2.47)
Having a column radiator and a UPVC double glazed window to the front elevation providing far-reaching countryside views.



Bedroom Three
9'2" x 6'5" (2.80 x 1.98)
With a radiator and a UPVC double glazed window to the rear elevation.



Bathroom

8'6" x 7'1" (2.61 x 2.16)

Appointed with a modern white suite comprising bathroom with shower over, a vanity unit with wash handbasin and useful cupboards beneath and a low flush WC. There is a wall mounted heated towel rail and a UPVC double glazed window to the rear with obscure glass.



Outside
To the front of property is a hard standing driveway which provides off-road parking for one vehicle.

A path and steps lead through a tiered front garden eventually reaching an extensive decked terrace which enjoys far-reaching, west facing panoramic views of open countryside.

To the rear access is provided via Holbrook Road. A gate leads to a an enclosed courtyard with useful outbuilding with power.







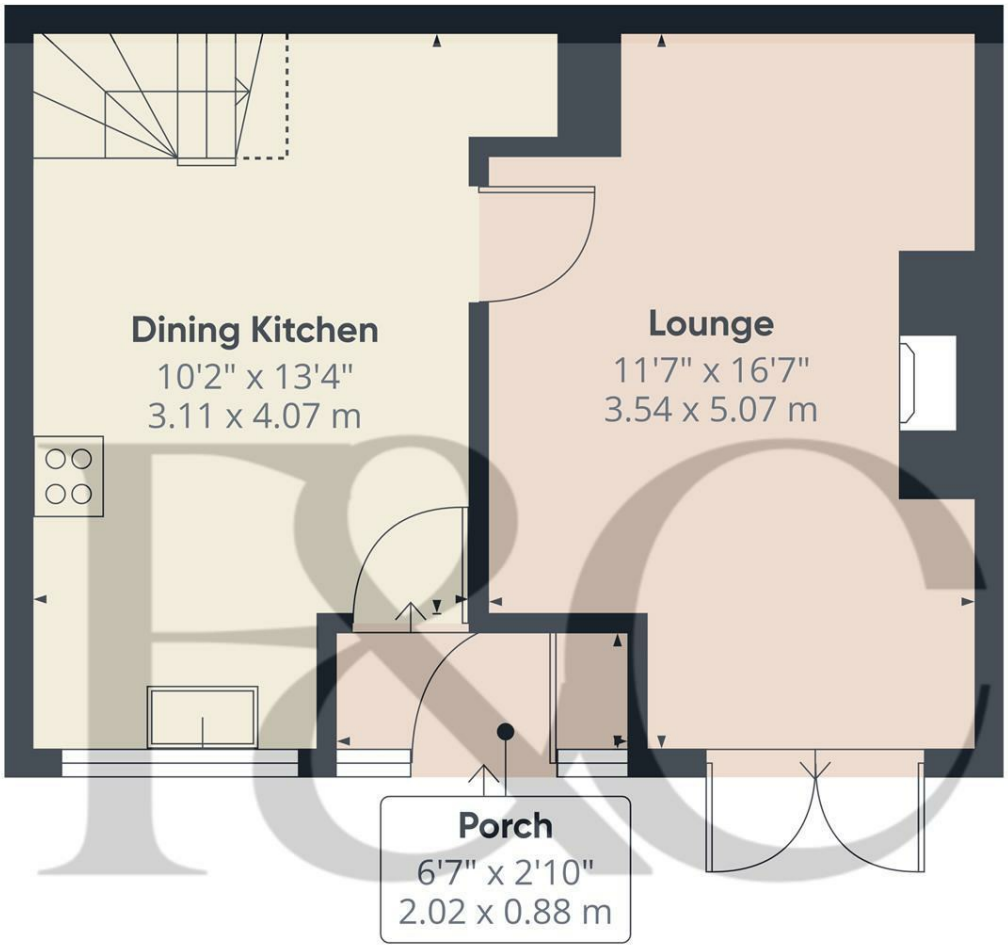
Please note:
Some of the external photographs were taken in 2025.

Council Tax Band B









Floor 0

Approximate total area(1)

353 ft²
32.8 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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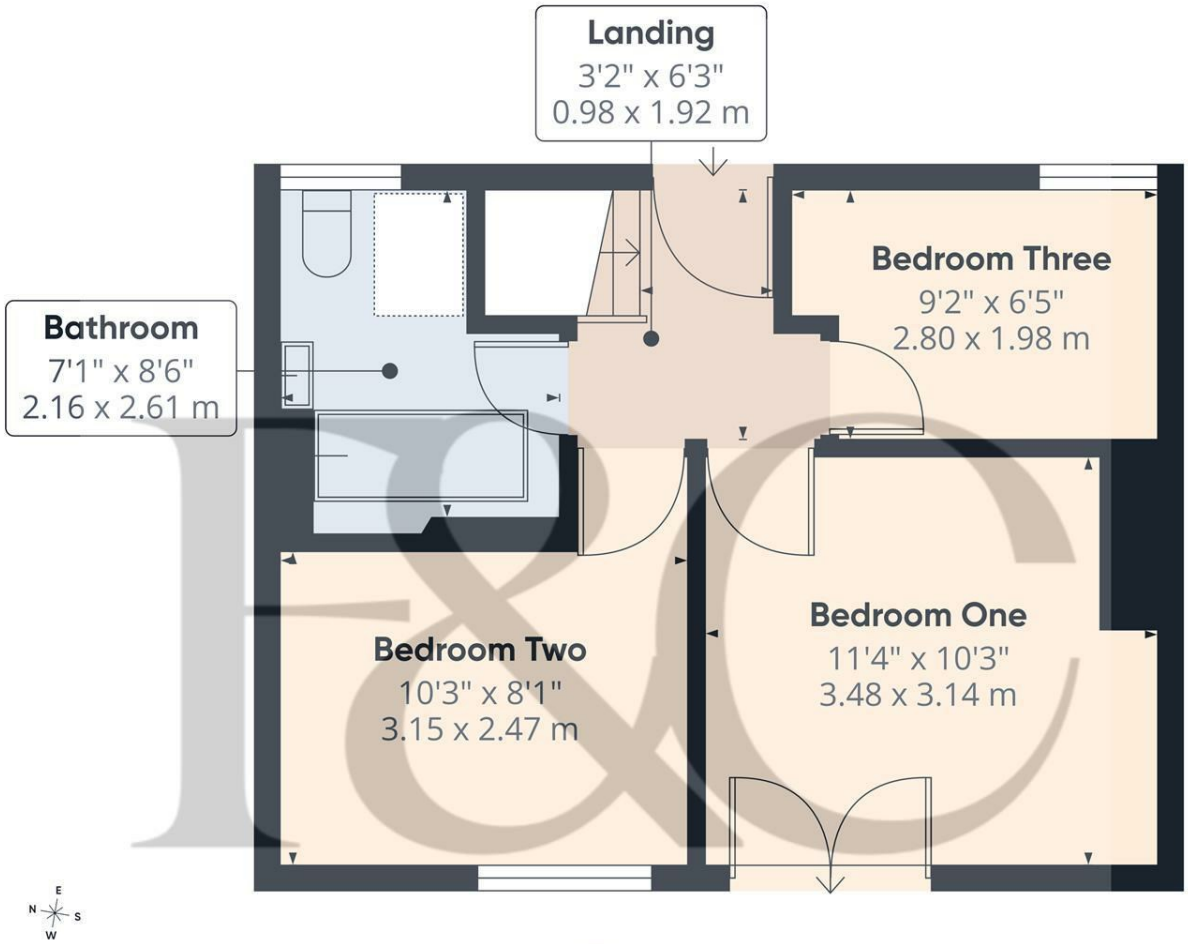

Floor 1

Approximate total area(1)

333 ft²
31 m²

(1) Excluding balconies and terraces

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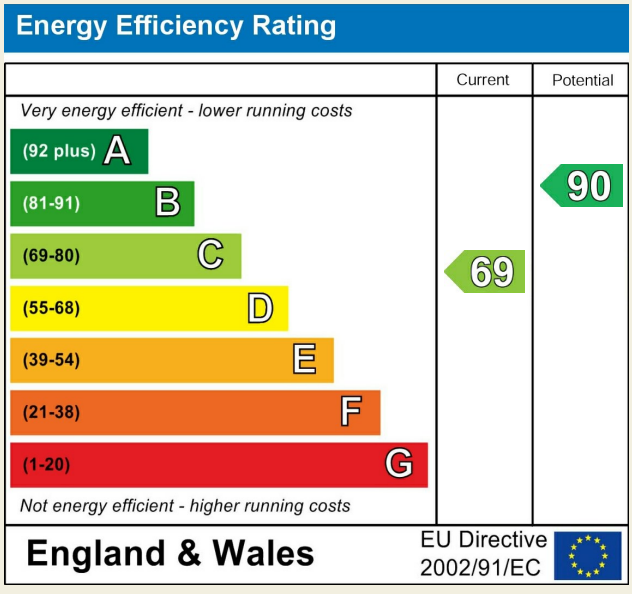

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Council Tax Band: B
Tenure: Freehold