



Belper Lane
Belper

burchell
edwards



Property Description

Nestled in the picturesque town of Belper and boasting breath-taking views across the Derwent Valley, this delightful two-bedroom detached cottage perfectly blends character, comfort and countryside living. The cottage is beautifully positioned and offers two inviting reception rooms, a fitted kitchen with a walk in pantry, two generously sized bedrooms and a shower room. Outside, benefits from a generous driveway providing ample off-road parking with a wraparound garden. To the front and rear are laid to lawn gardens, perfect for outdoor dining and soaking in the peaceful surroundings. The accommodation is located within easy reach of Belper's vibrant town centre, railway station and major road links such as the a38 and M1. This characterful home offers the perfect balance of rural views, local convenience and the potential to add your own touch. Viewings are strongly recommended to fully appreciate this charming home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

The property is entered via UPVC double glazed door to the side elevation leading into a small porch which has UPVC double glazed window to the front and side and wooden door giving access into the lounge.

Lounge

13' 1" Plus recess x 11' 4" (3.99m Plus recess x 3.45m)

Having an open fire, double glazed windows to the front and side, wooden latch door opening to the kitchen, a radiator, storage cupboard and door opening to the dining room.

Dining Room

15' 2" Max x 13' 6" (4.62m Max x 4.11m)

Having UPVC double glazed window to the front and rear elevations, a radiator and picture rail.

Kitchen

10' 7" Plus recess x 7' 10" (3.23m Plus recess x 2.39m)

Having door opening to the pantry, stable door leading into the rear porch, downstairs W.C and garden, plumbing for washing machine, space for under counter fridge, gas cooker point, inset sink and drainer unit with mixer tap over, work surface over, spot lighting to the ceiling and wooden latch door leading to the stairwell and UPVC double glazed window to the side.

Pantry

Having space for fridge freezer, double glazed window to the rear and shelving.

First Floor Landing

Having wooden latch doors off leading to bedrooms and shower room.

Bedroom One

15' 4" Max x 13' 6" (4.67m Max x 4.11m)

Having feature fireplace, double glazed window to the front and side elevations and two radiators.

Bedroom Two

14' x 11' 6" (4.27m x 3.51m)

Having UPVC double glazed window to the front elevation, a radiator and storage cupboard.

Shower Room

10' 7" x 7' 2" (3.23m x 2.18m)

Having a UPVC double glazed window to the side elevation with countryside views, mains fed shower cubicle, pedestal wash hand basin, a radiator, low level W.C, tiled splashbacks and storage cupboard.

Outside

To the front of the property is gated side access leading to the front which is laid to lawn with an arrangement of flowers bushes and shrubs and dry stone boundary wall. There is also a paved seating area with countryside views.

To the rear is a tarmacked driveway providing ample off road parking and has a laid lawn section with dry stone boundary wall, beautiful countryside views, timber shed, outside tap, stone built outbuilding and pig sty.









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

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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