

Church Street
Fritchley Belper

burchell edwards

# Church Street
# Fritchley Belper DE56 2FQ

for sale
**£350,000**







## Property Description

Burchell Edwards are excited to offer to the market this delightful four bedroom detached cottage which is situated in the highly desirable village of Fritchley. Formerly a public house, the property is a slice of the village's history, with an abundance of character features, and boasts a central location within the village. The property itself offers a downstairs porch before entering the dining room, a spacious living room leading to one of the courtyards, a kitchen, with a utility room which grants access to a further courtyard. Upstairs off the landing we find the master bathroom, and two well-proportioned bedrooms, up a further flight of stairs we find an additional bedroom and a study/dressing/craft room. Externally the property offers two courtyards, with stone flooring and enclosed by wall boundaries, these outdoor spaces are perfect for alfresco dining. A viewing of this home is highly recommended in order to fully appreciate the accommodation on offer.

## Entrance Porch

Having a front elevation wooden door, and quarry tiled flooring the porch grants access to:

## Dining Room

The spacious dining room offers a front elevation double glazed window, exposed beam work to the ceiling, a telephone point, and is carpeted.

## Living Room

Having a front elevation double glazed window, a side elevation door leading to one of the courtyards. The living room benefits from a gas fire with a stone hearth, a television point, a radiator, and is carpeted.

## Kitchen/Diner

Having a rear elevation double glazed window, the fully fitted kitchen offers wall and base units, work surfaces, a sink drainer, splashback tiling to the walls, a double electric oven, an electric hob, and a cooker hood over the hob, a radiator, quarry tiled flooring, and spotlights. There is a panty/under stairs storage cupboard located in the kitchen which offers lighting and a radiator.

## Utility Room

The utility room is accessed through the kitchen, offering a side elevation double glazed window and door which grants access to the second courtyard. Here are wall and base units, a sink drainer, splashback tiling, an integrated fridge freezer, plumbing for a washing machine and dishwasher, tiled flooring, a radiator, and the combi boiler can be located in this room.

## First Floor Landing

With stairs rising from the kitchen the first landing grants access to the first three bedrooms and the bathroom, with a side elevation double glazed window, a radiator, and is carpeted.

## Master Bedroom

Having a front elevation double glazed window, built in wardrobes, a radiator, and is carpeted.

## Bedroom Two

Having a front elevation double glazed window, built in storage, a radiator, a telephone and television point, and is carpeted.

## Bedroom Three

Having a side elevation double glazed window, a radiator, and is carpeted.

## Bathroom

Having a side elevation double glazed window, the bathroom comprises of: A bath

with mixer taps, a shower over the bath, a W.C, a wash hand basin with a storage unit built around, a heated chrome towel rail, partly tiled walls, and tiled flooring.

## Second Floor Landing

With stairs from the previous landing, the second floor has access to two further bedrooms.

## Bedroom Four

Having a front elevation double glazed window, a radiator, a telephone point, and is carpeted

## Dressing/Study/Craft Room

Having a front elevation double glazed window, a radiator, and is carpeted.

## Outside

Externally the property offers two courtyards, with stone flooring and enclosed by wall boundaries, these outdoor spaces are perfect for alfresco dining.

## Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







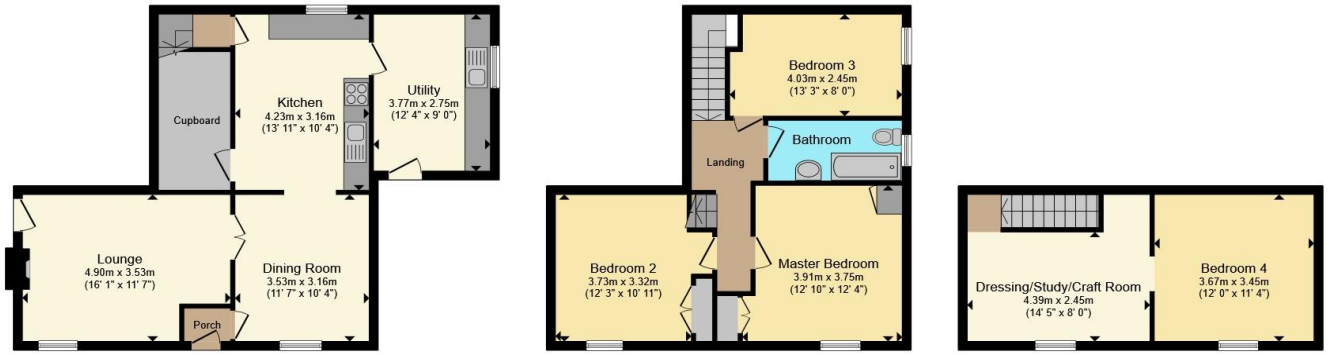

YOU ARE
NO FUN
AT ALL








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Total floor area 140.1 m² (1,508 sq.ft.) approx

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.propertybox.io

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/BEL207339**

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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