

Home 2 Sell

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## 50 Penn Street

Belper, DE56 1GH

£199,500



A truly superb opportunity to acquire a beautiful two bedroom period cottage, occupying this popular and convenient location, and within walking distance of Belper town centre. The character accommodation is arranged on three levels and enjoys roof top views of Belper and beyond which can only be truly appreciated when viewed. The property is mainly constructed of coarse natural stone beneath a pitched tiled roof with front elevation being revealed by painted windows with dressed stone sills. The living accommodation consists of a lounge with a feature multi-fuel burning stove, modern fitted kitchen, inner hall with stairs to the first floor and basement floor. The basement floor consists of a utility room and family bathroom with a three-piece suite. The first floor landing leads to two well proportioned bedrooms. To the outside there is a mature garden laid mainly to lawn with well stocked borders, patio terrace and timber garden shed. Viewing Essential.



## Lounge

### 3.56m x 3.51m into recess

The property is entered via a traditional hand painted door with glazed inserts, wooden window to the front elevation, traditional Derbyshire fireplace with exposed stone lintel and raised tiled hearth housing the multi-fuel burner. Exposed ceiling beams, wooden flooring, telephone point, central heating radiator and ceiling light.

## Inner Recess

Stairs to the ground floor.

## Kitchen

### 3.51m Into recess x 2.87m

Having a modern fitted kitchen, comprising of base and matching drawer units with wood block work surfaces, incorporating a one and a half sink drainer unit with swan neck mixer tap. Integrated electric fan assisted oven, with four ring gas hob and extractor over. Breakfast bar and space for a free standing fridge freezer. Having a rear elevation double glazed window, wood flooring, exposed ceiling beams and door to the second floor staircase.

## Stair Off to Second Floor Landing

## To The Ground Floor

Staircase.

## Inner Hall

Door with glazed insert to the rear garden aspect.

## Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and bath with panelled side and electric shower over. Central

heating radiator, complimentary tiling, tiled flooring, extractor fan and double glazed window to the rear elevation.

## Utility/Cellar

Useful Storage.

## Bedroom One

### 3.58m x 2.87m

Having a front elevation single glazed window, central heating radiator, access to the loft void and ceiling light.

## Bedroom Two

### 3.48m into recess x 2.87m

Having a rear elevation double glazed window, central heating radiator, built in storage and ceiling light.

## Outside

To the front the property has brick wall with Derbyshire coping stones.

The side access leads to the rear garden, which offers an area perfect for alfresco dining, giving way to a mature garden laid mainly to lawn with well stocked borders, patio terrace and timber garden shed and an outside tap.

## Area

50 Penn Street is situated approximately a quarter of a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient

onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

#### Directional Note

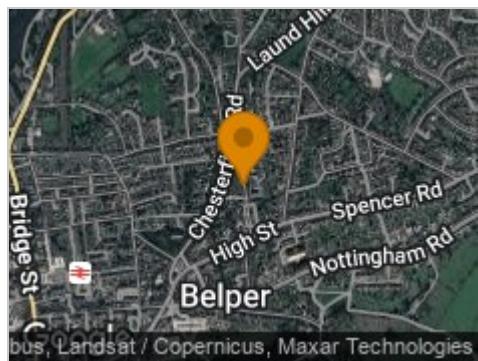
From our Belper branch of Home2sell proceed along the Market Place onto High Street, turning left at the cross-roads (immediately before The Grapes public house) onto Penn Street and the property will be found on the left-hand side clearly identified by our distinctive Home2sell 'For Sale' sign.



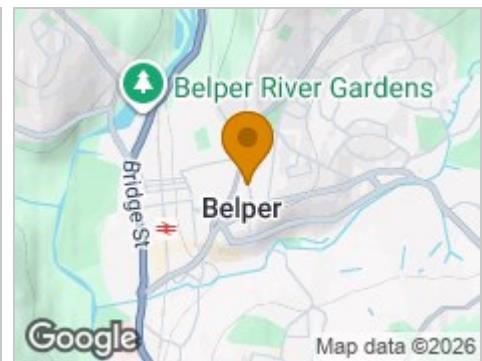
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

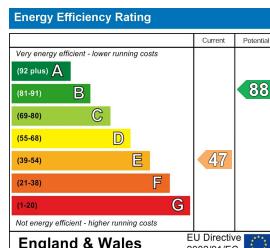


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## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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