



Wyver Lane
Belper

burchell
edwards



Property Description

A rare opportunity to acquire a charming Grade II Listed semi-detached property, occupying a prime position in Belper and boasting an exceptional garden with access down to the River Derwent.

The attractive double-fronted property is brimming with period character and offers a warm and inviting accommodation, including two reception rooms, both enjoying the benefit of a log-burning stove, together with a good-sized kitchen. To the first floor are two generous double bedrooms, both featuring attractive fireplaces, and a family bathroom.

One of the property's most notable features is the extensive garden, situated across the lane from the house and accessed via steps. Predominantly laid to a generously sized lawn, the garden enjoys a wonderful sense of privacy thanks to a selection of mature trees and also benefits from a greenhouse and pond. The garden extends down towards the River Derwent, creating a truly special outdoor space rarely found in such a central location.

Offering a fantastic blend of period charm, generous accommodation and an enviable riverside setting, along with off-road parking, this is a unique home that needs to be viewed to be fully appreciated.

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

Dining Room

Accessed via a timber glazed door to the front elevation with quarry tiled flooring, feature log burning stove with stone surround and heart over, exposed brick wall, beamed ceiling, central heating radiator, timber sash window to the front elevation, stairs rising to the first floor landing and doors off to living room and kitchen.

Living Room

With carpeted flooring, timber sash window to the front elevation, central heating radiator, feature log burning stove with exposed stone chimney breast and wall and beamed ceiling.

Kitchen

Having a continuation of the quarry tiled flooring and a range of matching wall and base units with laminate work surface over, incorporating a sink/ drainer unit with chrome mixer tap over and a four ring gas burning hob. There is a tiled splashback, integrated gas oven, ample space for fridge/ freezer, washing machine and dishwasher, timber stable door and window to the side elevation, Velux window to the side, chrome heated towel rail, beamed ceiling and pantry cupboard.

First Floor Landing

Having window to the side elevation.

Bedroom One

Having feature fireplace, timber sash window to the front elevation, window to the rear elevation, loft hatch providing access into the loft and a central heating radiator.

Bedroom Two

Having a feature fireplace with exposed brick chimney breast, timber sash window to the front elevation and central heating radiator.

Bathroom

A three piece suite, comprising; A panelled bath with mains fed, chrome shower head over and glazed shower screen, low level W.C and wash hand basin built into vanity unit with storage underneath and mirror over. There is a chrome heated towel rail, tiled walls and flooring, door to airing cupboard, central heating radiator and window to the side elevation.

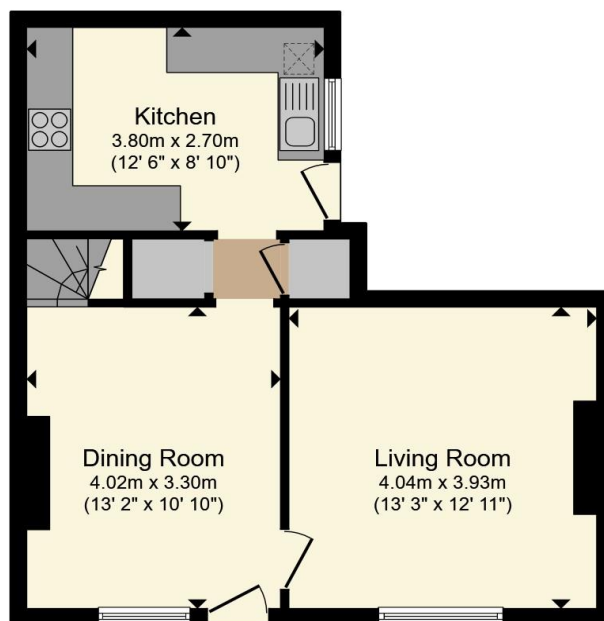
Outside

The outside of the property is a key selling feature of the home. Boasting a fantastic and generously sized fore-garden across the lane, enjoying access to and stunning views over the river Derwent. The fore-garden has a wealth of mature trees, creating a good degree of privacy, and is laid mainly to lawn with a pond inset and greenhouse. Directly to the rear of the property is a paved garden with a log store and steps up to an additional lawn and patio area with a timber shed. Set slightly down the lane, is a tarmac driveway, providing off-road parking.

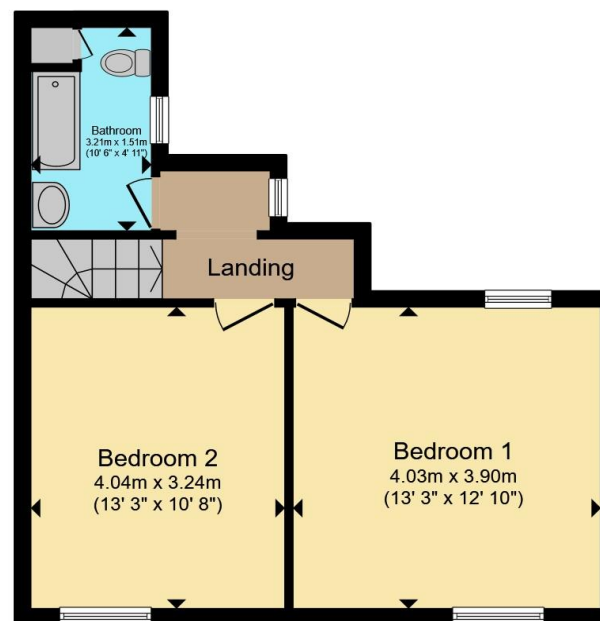








Ground Floor



First Floor

Total floor area 83.4 m² (898 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



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Awaiting
Council Tax Band: C

Tenure: Freehold

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