



## 2 Bed Cottage End-Terraced

20 Long Row, Belper DE56 1DR  
Offers Over £235,000 Freehold



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# Fletcher & Company

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- Charming Grade II Listed End Cottage of Style & Character
- Popular Location - A Short Walk into Belper Centre - Excellent Amenities
- Lounge
- Kitchen/Dining Room & Cloakroom/Utility Room
- Two Bedrooms & Walk-In Wardrobe
- Shower/Bathroom Room
- Front, Side & Rear Gardens
- On Street Car Parking
- Many Character Features
- No Chain Involved

Charming Grade II listed two bedroom end of terrace stone cottage occupying a sought-after location close to the heart of Belper Town Centre. The property is sold with the benefit of no chain.

#### The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

#### Accommodation

##### Ground Floor

## Lounge

12'5" x 7'2" (3.81 x 2.19)

With chimney breasts, radiator, decorative beams to ceiling, side sash period style window, staircase leading to first floor, sash period style window with deep window sill to front and half glazed entrance door.



## Kitchen/Dining Room

14'6" x 9'4" (4.44 x 2.86)

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated slimline dishwasher, radiator, spotlights to ceiling, two side windows and internal latch door.



### Rear Hallway

4'2" x 3'2" (1.29 x 0.98)

With panelled door giving access to garden.

### Cloakroom/Utility

5'7" x 4'7" (1.71 x 1.41)

With low level WC, wall mounted central heating boiler, plumbing for automatic washing machine and window.

### First Floor Landing

6'11" x 2'2" (2.11 x 0.68)

With staircase leading to second floor.

### Bedroom Two

9'8" x 9'7" (2.96 x 2.93)

With radiator, decorative beams to ceiling, sash period style window to front and internal panelled door.



### Walk-In Wardrobe

6'1" x 5'9" (1.87 x 1.77)

With clothes rail.



### Shower/Bathroom Room

11'11" x 2'8" (3.65 x 0.82)

With walk-in shower with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, heated chrome towel rail/radiator, panelling to wall and window to rear.



### Second Floor

#### Bedroom One

15'0" x 9'4" (4.59 x 2.85)

With exposed brickwork, exposed wood floors, two exposed beams to ceiling, two sash period style windows to front and window to rear.



#### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden.



### Side Garden

A side access gate leads to a side garden with space for storing wheelie bins.

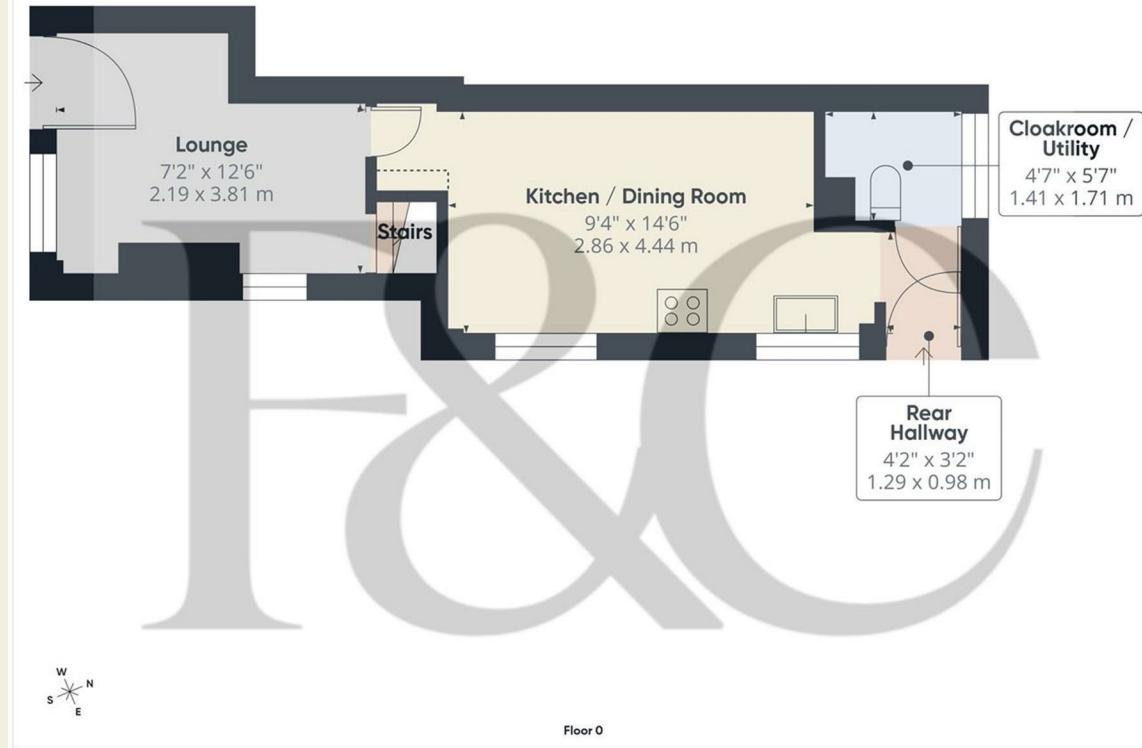
### Rear Garden

To the rear of the property is a lawned garden with rockery and pathway leading to a timber shed.

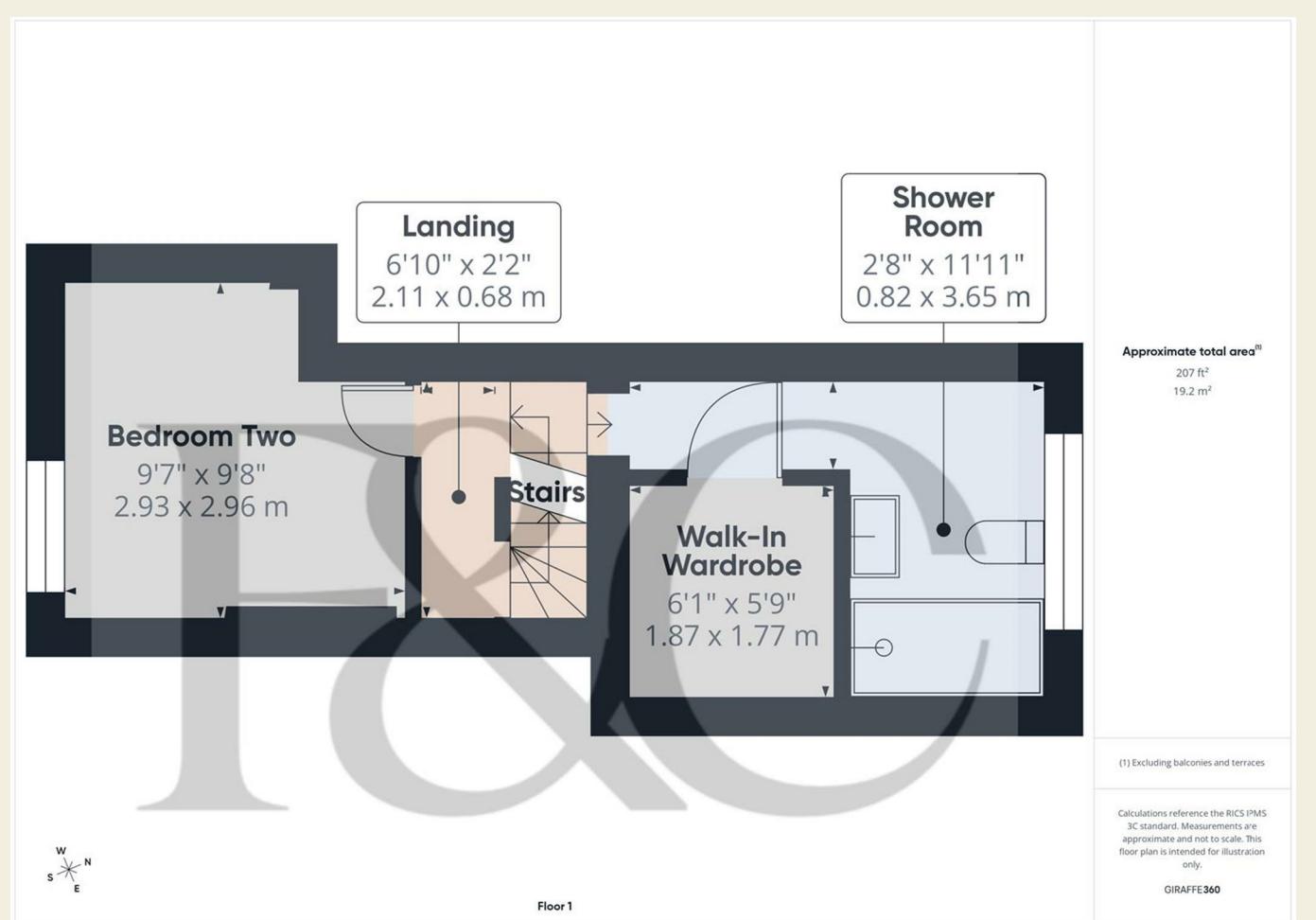


Council Tax Band - C  
Amber Valley





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## Bedroom One

9'4" x 15'0"  
2.85 x 4.59 m

Approximate total area<sup>(1)</sup>  
128 ft<sup>2</sup>  
11.9 m<sup>2</sup>

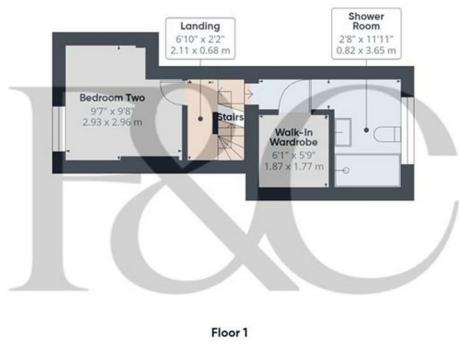
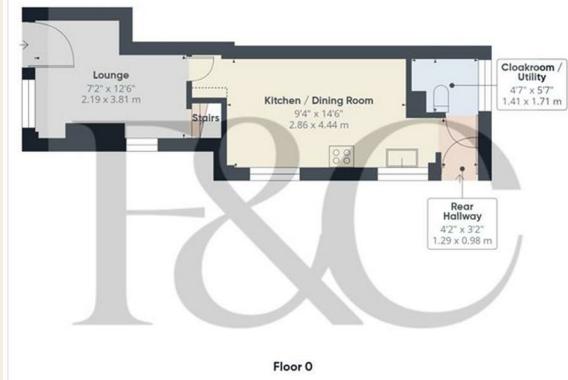
(1) Excluding balconies and terraces

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 2



**Approximate total area<sup>(1)</sup>**

653 ft<sup>2</sup>

60.7 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

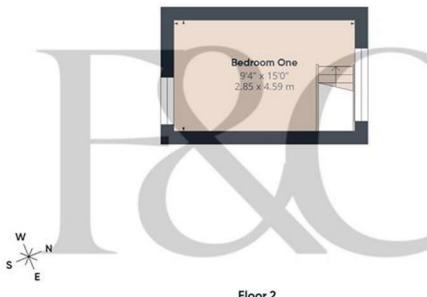
0.2 m<sup>2</sup>

(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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