

13 The Butts, Belper

Belper

SABEL & Co

Unlocking your property dreams

Offers in Region of **£280,000**



13 The Butts

Belper

Gorgeous 3 bed, 3 storey mid terrace in the heart of Belper's conservation area. Stunning kitchen, log burner, cottage garden. No listing. Move in ready. This one's special.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Stunning extended kitchen / diner
- 3 bedrooms
- Beautifully presented
- Garden to rear
- Close proximity to Belper Town Centre
- Parking close by

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Lounge
12' 6" x 11' 11" (3.81m x 3.62m)
The entrance to the property is via a UPVC door into the lounge. A really lovely room this one, and a great size too. The beamed ceiling gives it real character and the original fireplace surround with gas log burner is the kind of feature that just makes you want to curl up and stay a while. Ceramic wood-effect tiled flooring runs throughout, and with the UPVC front aspect window letting the light in, it's a bright and welcoming space. A proper room for living in.

Home office
8' 10" x 3' 1" (2.69m x 0.94m)
A really useful space currently set up as a home office, and a good one at that. Another original fireplace with exposed brick adds a nice bit of character, and with the matching tiled flooring continuing through, it all flows nicely.

Cloaks/ Utility
5' 10" x 5' 9" (1.79m x 1.74m)
Downstairs WC, always a bonus! White pedestal basin, low flush WC and a really handy alcove tucked away for the washing machine and tumble dryer with shelving too. Neat, practical and finished with lovely patterned tiled flooring.

Kitchen / Diner
15' 9" x 11' 10" (4.81m x 3.61m)
This is the one. The room that stops you in your tracks and makes you want to move in on the spot. A generous extended kitchen/diner flooded with natural light from the large overhead lantern roof, duck egg blue shaker units with granite worksurfaces throughout, and a stunning exposed brick wall that gives it real warmth and character. The end wall is fully glazed with metal framed doors opening straight out to the garden, so in summer this just opens right up. Fitted with a Single Bosch pyrolytic oven, integrated dishwasher, stainless steel extractor and space for an American style fridge freezer. There's a clever built in pantry for storage, and a neat socket for the plug in induction hob which tucks away in a







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GARDEN

The garden has been really cleverly landscaped to create different areas, each with its own feel. Straight out from the kitchen doors is the main patio dining area, steps lead up to further patio space and then on to a lovely seating area at the top of the garden. Borders and planting areas throughout give it real colour and character. Private, sunny and a proper outdoor space to enjoy. The perfect finish to a gorgeous home.

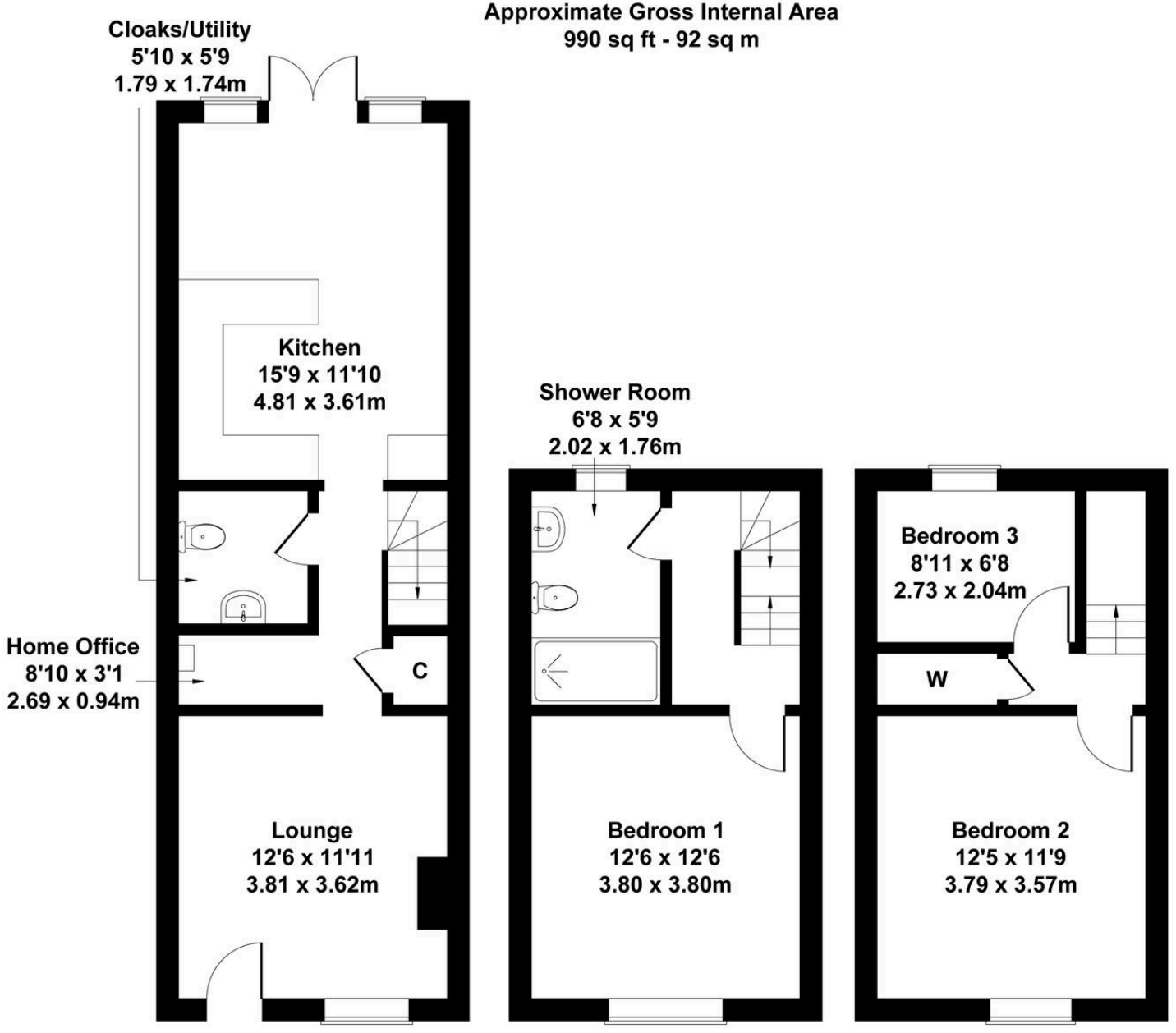






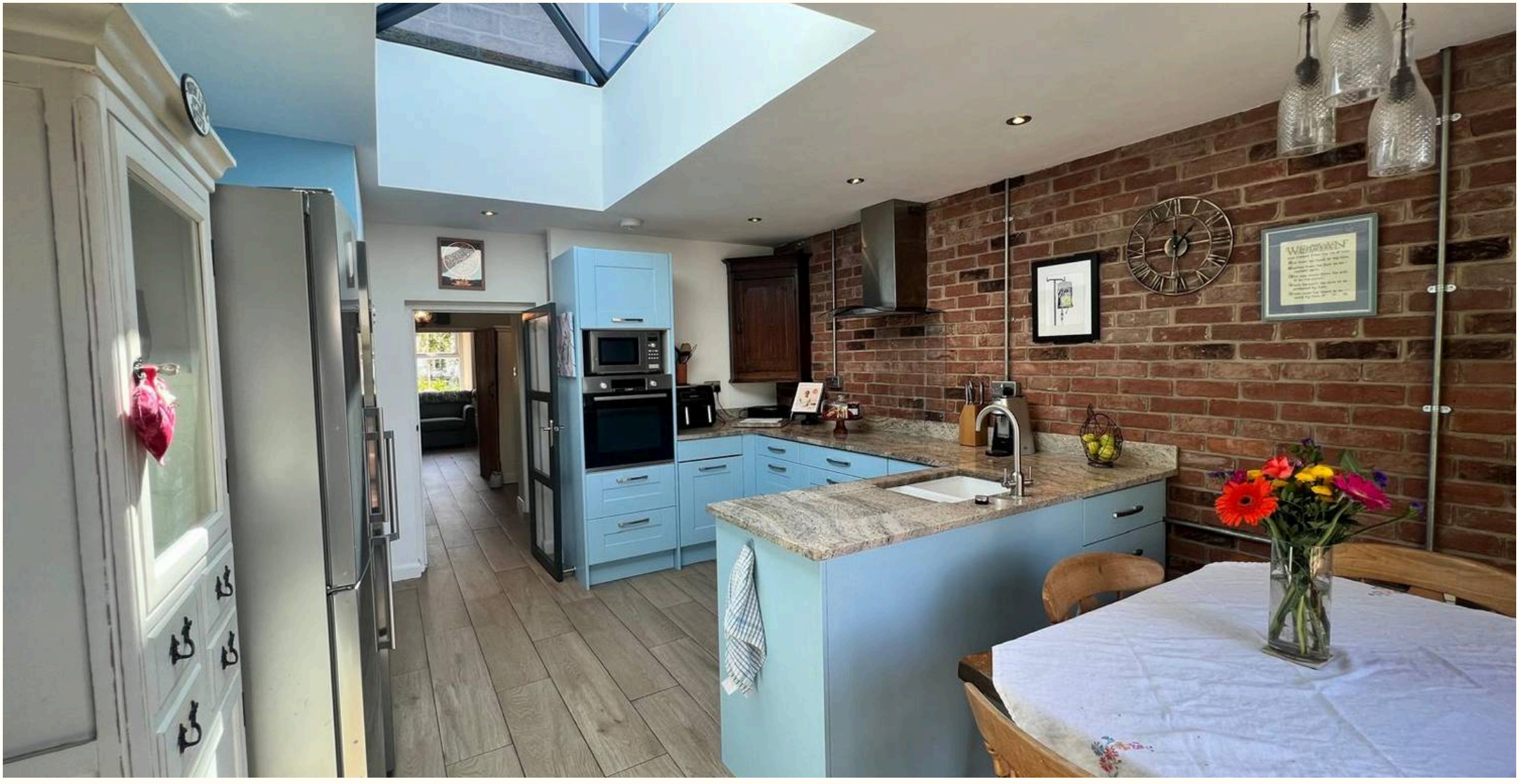
The Butts

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026

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