2 Bed Cottage

29 Wyver Lane, Belper DE56 2UB
Offers Around £265,000 Freehold

2 1 1

Fletcher & Company

www.fletcherandcompany.co.uk

- Charming Semi-Detached Stone Cottage (Not Listed)
- Open Views to Front - Walking Distance to Belper Town Centre
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Fitted Kitchen & Pantry
- Two Double Bedrooms & Luxury Fitted Shower Room
- Pleasant Garden with Patio/Terrace
- Character Features
- Well-Maintained Throughout
- Sought After Location Close to Belper Town

CHARMING COTTAGE CLOSE TO BELPER TOWN - This most attractive two double bedroom Georgian cottage built circa 1791 occupying this delightful picturesque location off Belper Lane, overlooking the River Derwent, Belper River Gardens and the Historic East Mill.

The Location

The property is positioned just a short walk off Belper Lane and is surrounded by some beautiful stone cottages and is also situated within literally yards of the Talbot Inn Restaurant and nearby countryside walks. Belper town centre is within easy reach where there are an excellent range of independent shops, supermarkets, recreational facilities and primary schools. The main A6 arterial road provides a short commute to the city of Derby located approximately some 8.5 miles to the south. Nearby tourist attractions include Matlock Bath and Chatsworth House are both within a short commute.

Accommodation

Ground Floor

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Lounge/Dining Room

12'0" x 11'11" (3.68 x 3.64)

With exposed brick and stone chimney breast incorporating gas burning stove with raised stone hearth, tile flooring, radiator, decorative beams to ceiling, open views to front, sealed unit double glazed sash style window to front and half glazed external door.

Kitchen

8'10" x 7'1" (2.70 x 2.16)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff two ring electric hob with Neff stainless steel extractor hood over, Neff electric fan assisted oven, Neff combination microwave oven, washer/dryer included in the sale, tile flooring, radiator, decorative beams to ceiling, double glazed window to rear, stable door to side, internal pine latch door, concealed worktop lights, electric floor heater, staircase leading to first floor and internal latch door giving access to pantry.

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Pantry/Store

6'6" x 3'6" (1.99 x 1.07)

With tile flooring, fridge freezer included in the sale, Baxi boiler and double glazed window.

First Floor Landing

7'6" x 2'11" (2.29 x 0.90)

Double Bedroom One

12'0" x 11'4" (3.68 x 3.46)

With a good range of fitted wardrobes providing storage with matching bedside cabinets, chimney breast incorporating period style display cast iron fireplace, radiator, open views to front, sealed unit double glazed sash style window with quarry tiled sill and internal pine latch door.

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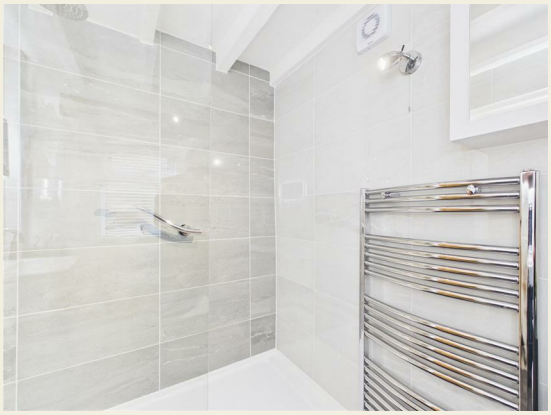
Shower Room

7'6" x 5'6" (2.29 x 1.69)

With walk-in double shower with chrome fittings, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, heated chrome towel rail/radiator, decorative beams to ceiling, exposed stone lintel, double glazed window to rear, illuminated wall mounted mirror, mirrored bathroom cupboard and internal pine latch door.



Second Floor

Double Bedroom Two

16'6" x 11'11" (5.04 x 3.64)

With a good range of fitted wardrobes providing storage, two character beams to ceiling, chimney breast, radiator and double glazed window to side with stone lintel.

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Garden

The cottage enjoys a lovely, tiered garden with a varied selection of shrubs, plants and patio/terrace area providing a pleasant sitting out and entertaining space.

Council Tax Band - B

Amber Valley

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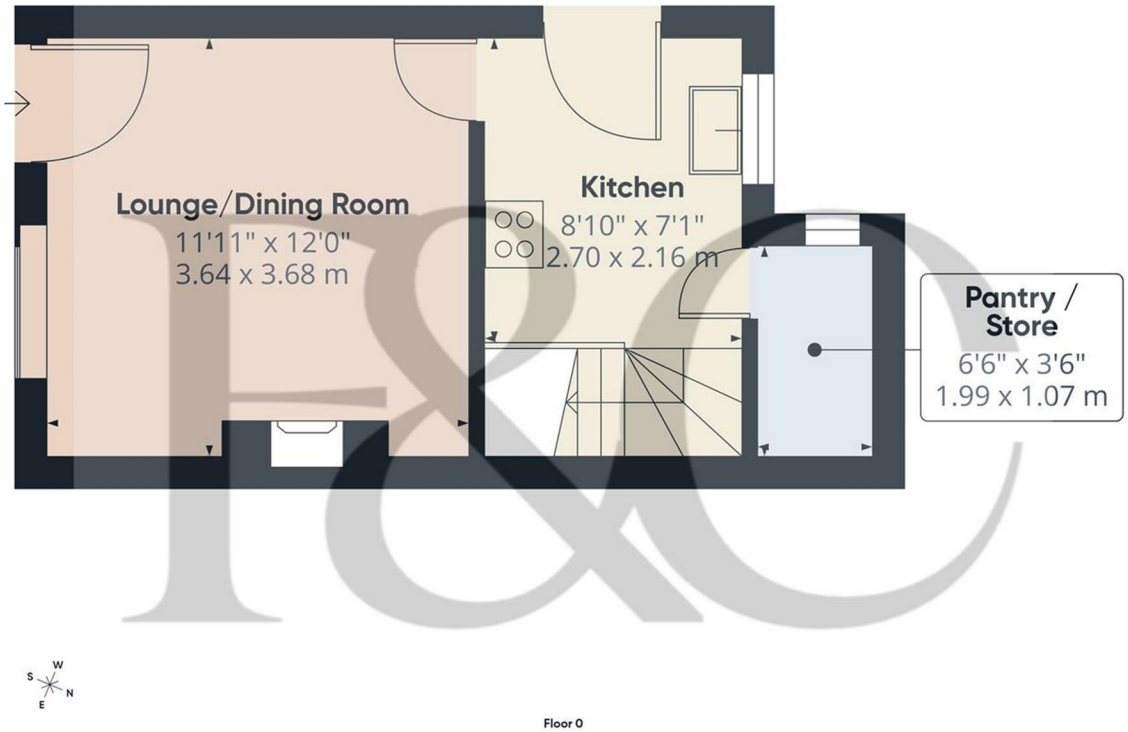

Approximate total area(1)

257 ft²

23.9 m²

(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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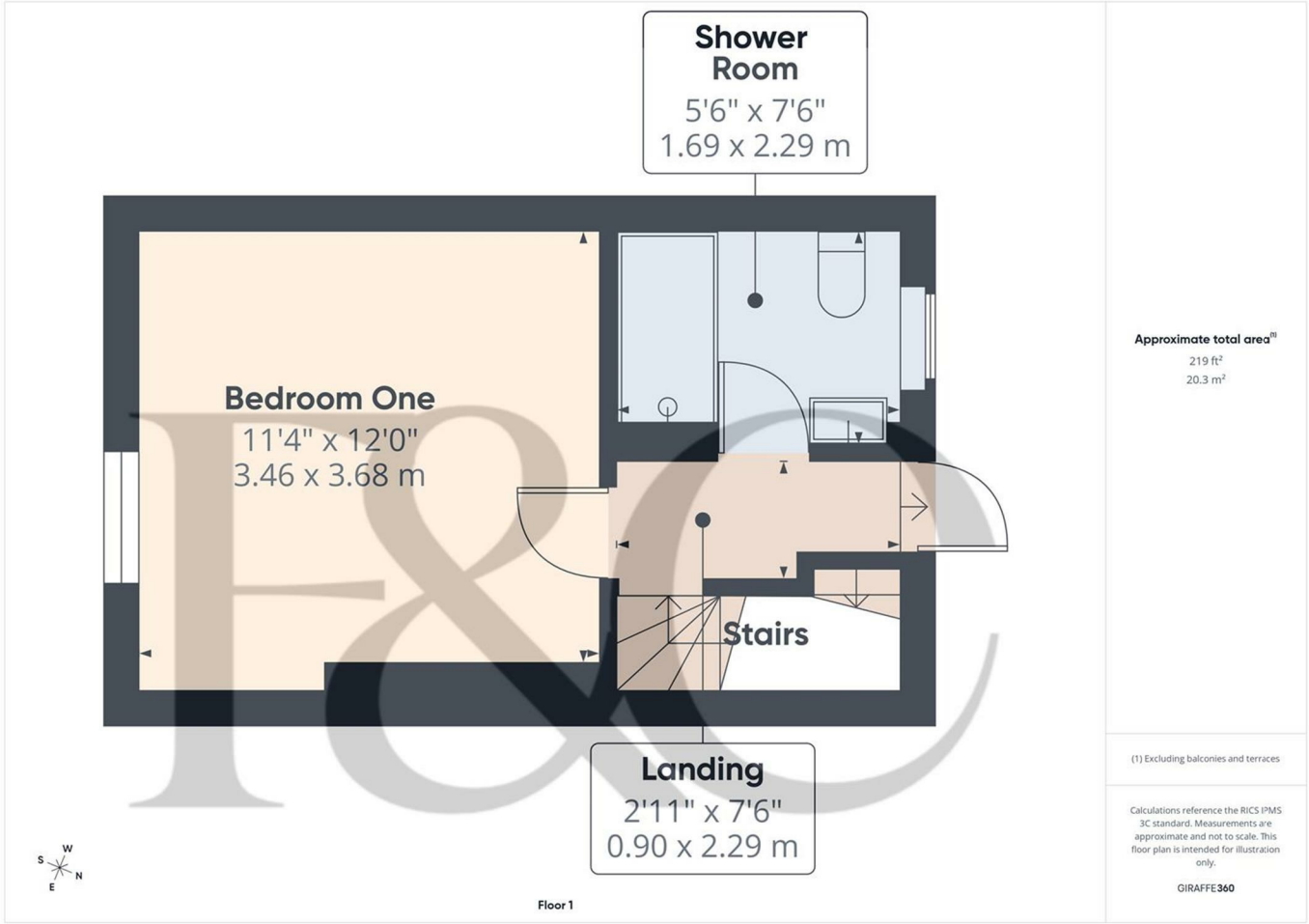

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Floor 2

Approximate total area(1)
215 ft²
20 m²

Reduced headroom
25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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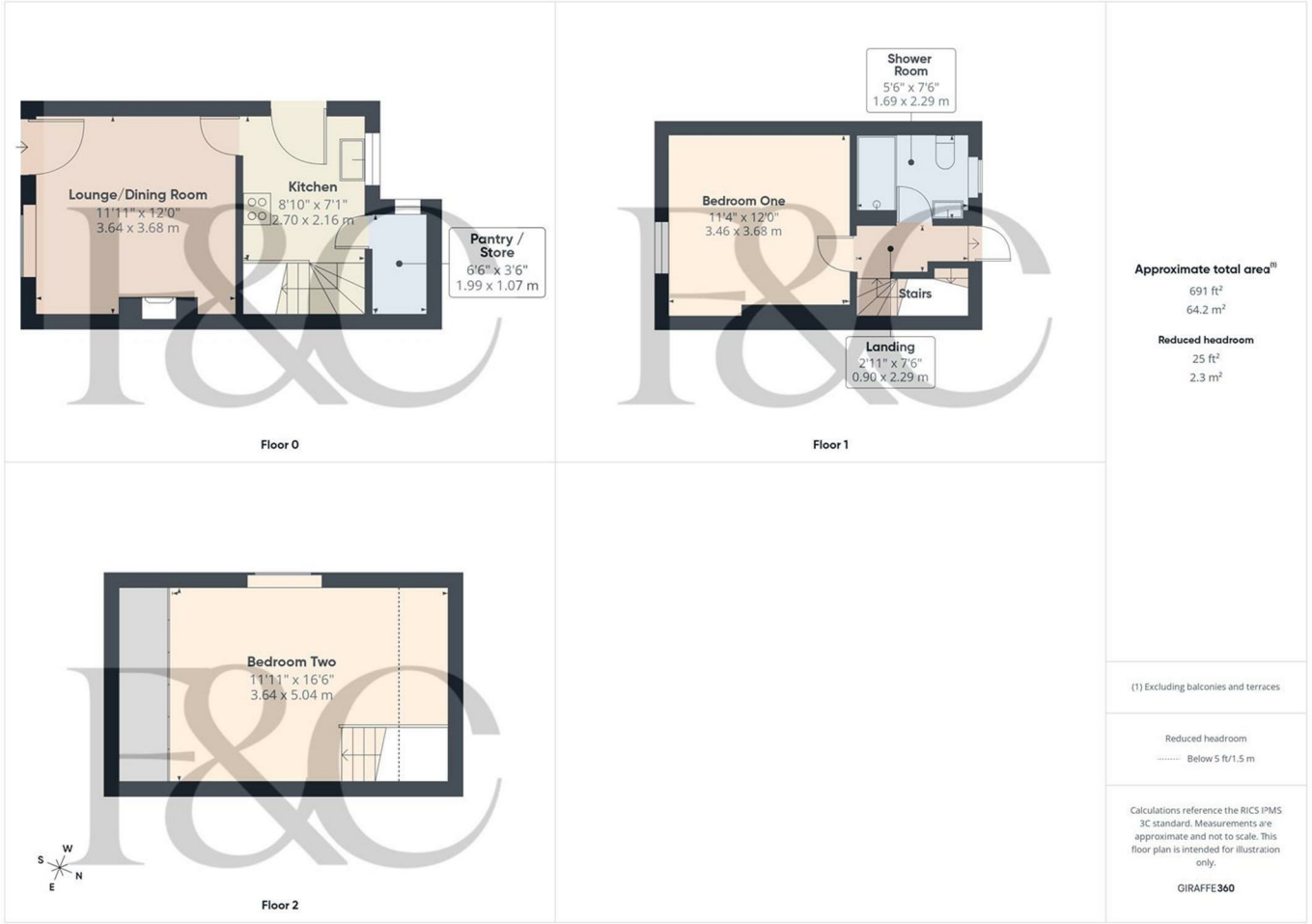
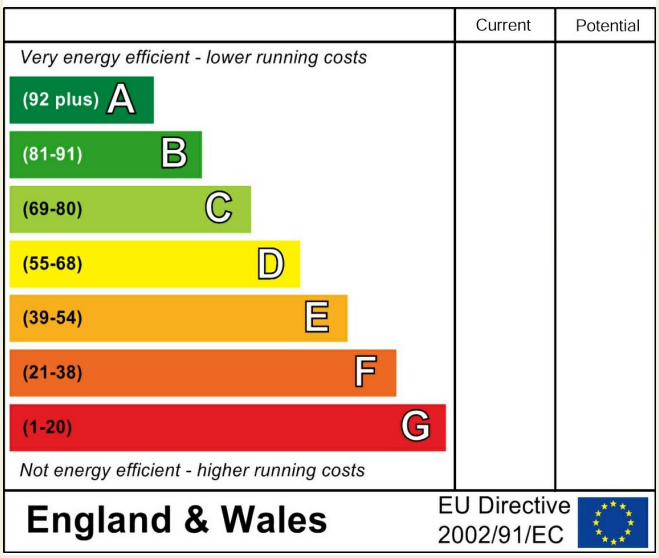
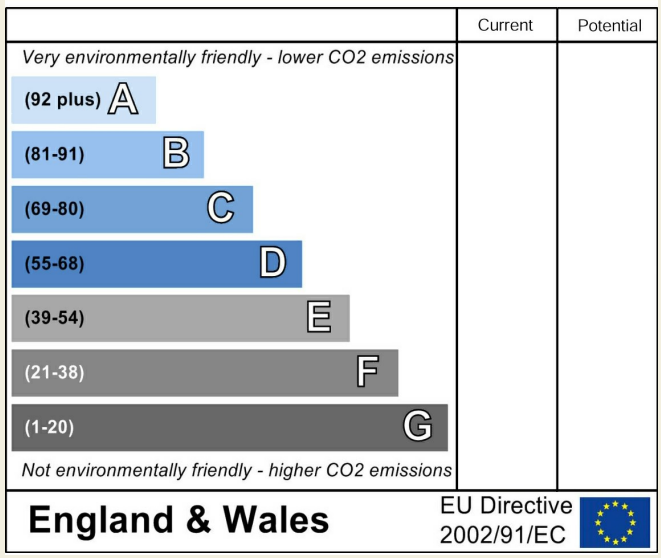


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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