

## 183 Nottingham Road, Belper, Derbyshire, DE56 1JJ

£259,950

Freehold



- Spacious Bay Fronted Victorian Property
- Three Storey Versatile Accommodation
- Lounge, Dining Room And A Breakfast Kitchen
- Two Double Bedrooms And A Spacious Bathroom
- Detached Garden Room/Home Office
- Delightful, South Facing Private Garden
- Backing Onto Open Fields and Countryside
- A Short Walk Into Belper Town Centre And All Amenities
- Easy Access To The A6, A38, M1 And Local Rail Network
- Offered With No Chain





## Summary

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Located on Nottingham Road in the charming town of Belper, this deceptively spacious Victorian terraced house offers a delightful blend of character and modern living. Spanning an impressive 1,044 square feet, the property is conveniently located within walking distance of the town centre, providing easy access to a variety of amenities.

The accommodation is versatile, spread over three floors, making it ideal for both families and couples and those working from home. Upon entering, you are greeted by a welcoming sitting room, complete with a feature fireplace and a lovely window seat. The lower ground floor boasts a characterful dining room/second sitting room, which provides access to the rear garden and patio. The dining room flows seamlessly into a well-appointed breakfast kitchen, creating an inviting space for entertaining guests or family gatherings.

The property features two generously sized double bedrooms and a modern bathroom with three piece suite.

One of the standout features of this home is the south-facing rear garden, which includes a sun terrace leading down to an extensive lawn and beyond a sheltered area well stocked with trees and shrubs. This outdoor space not only provides a perfect setting for al fresco dining but also offers far-reaching views of the picturesque countryside, making it an ideal retreat after a long day.

A superb addition in the contemporary Garden Room/Home Office, especially appealing to those buyers who work from home.

The house is well positioned for access to the A6, A38, M1 and the local rail network providing links to London St Pancras and other major cities. The highly popular Peak District is a short ride away.

In summary, this Victorian terraced house on Nottingham Road presents a wonderful opportunity for those seeking a blend of traditional charm and contemporary comfort in the heart of Belper. With its spacious layout and delightful garden, it is a property not to be missed.

# F&C

## The Location

## Accommodation

### Sitting Room

11'11" x 4'7" (3.64 x 1.40)

Approached via a composite double glazed door with feature leaded glass insert and having a feature fireplace with granite hearth and cast iron surround housing a living flame gas fire. There is a UPVC double glazed bay window to the front with bespoke window seat beneath providing hidden storage, alcove cupboards and a central heating radiator with decorative radiator cover.



### Inner Hall

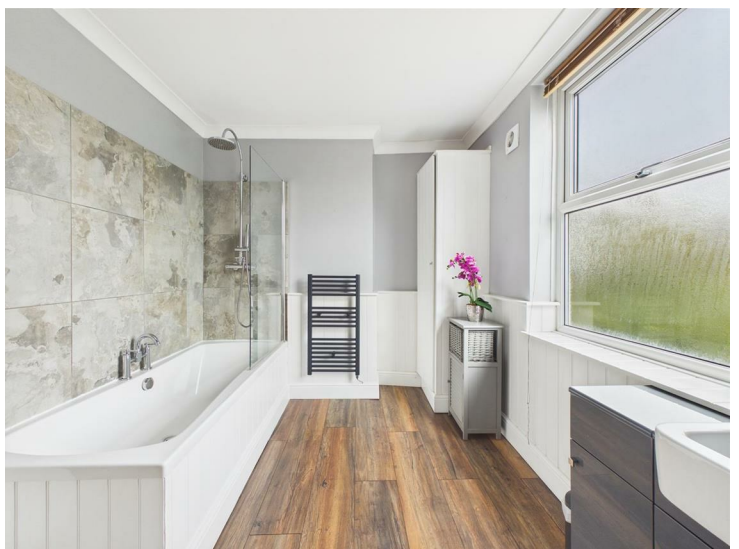
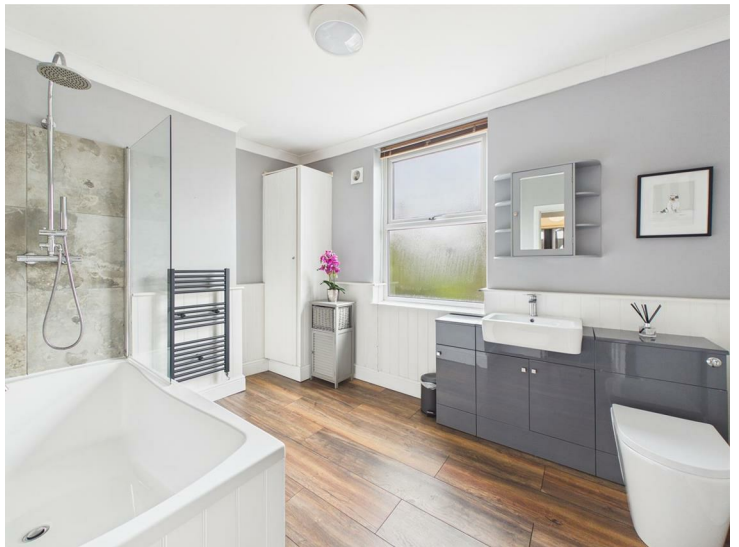
8'10" x 2'11" (2.70 x 0.90)

Having stairs leading to the first floor and stairs leading to the lower ground floor.

### Bathroom

10'9" x 8'5" (3.30 x 2.59)

Appointed with a three piece white suite comprising a panelled bath with mains fed shower over and glass shower screen and full tiling to the shower enclosure and a fitted vanity unit with low flush WC and useful cupboards to the surround providing excellent storage space. There is a central heating radiator, half panelling to the walls, a wall mounted towel rail and a wood grain effect floor. There is a built-in cupboard housing the boiler (serving domestic hot water and central heating system) and a UPVC double glazed window to the rear.



## Lower Ground Floor

### Dining Room

12'4" x 11'1" (3.76 x 3.39)

Having a feature fireplace with tiled hearth and backdrop with brick surround and timber lintel. There is a built-in cupboard to the alcove, open shelving, half panelling to one wall and a feature exposed brick wall. Having wood grain effect laminate flooring, a central heating radiator and beams to the ceiling. There is a UPVC double glazed window to the rear and a UPVC double glazed door provides access to the garden and patio.



### **Breakfast Kitchen**

12'0" x 11'8" (3.67 x 3.58)

Comprehensively fitted with a range of base cupboards, drawers, eye level units and glass fronted display cabinets with inset lighting. With a wood grain effect roll top work surface over incorporating a twin stainless steel sink drainer unit with mixer tap. Appliances include a dual fuel Range cooker with extractor hood and light above, a refrigerator, freezer and wine cooler. There is open shelving, a larder unit, wine rack and timber open shelving. Having a wood grain effect laminate floor and a central heating radiator. There is a feature timber breakfast bar and exposed brickwork to the cooker surround.



### **Laundry Cupboard**

Having plumbing for an automatic washing machine and providing excellent storage space.

### **First Floor Landing**

2'11" x 2'2" (0.89 x 0.68)

Having doors into either bedroom.

## Bedroom One

13'2" x 10'4" (4.03 x 3.16)

Having a UPVC double glazed window the front elevation, a central heating radiator and a built-in characterful wardrobe providing excellent hanging and storage space.



## Bedroom Two

12'7" x 11'10" (3.84 x 3.63)

A double room with built-in double wardrobe providing excellent hanging and storage space, a central heating radiator and a UPVC double glazed window providing far-reaching, south facing views over the garden and countryside beyond. An over stairs cupboard provides storage space and access to the attic.



## Outside

The property is set back from the pavement edge behind a low maintenance fore garden with brick retaining wall and providing space for wheelie bin storage. To the rear, the garden enjoys a south facing aspect and backs onto open fields and countryside, providing beautiful open views. Immediately from the property is an extensive paved patio with bespoke timber seating and inset lighting. Steps lead down to a lawned garden with timber shed providing excellent storage space. The lawned area then leads to a shrubbery with central path and a variety of trees, shrubs and flowering plants to the borders. This leads to a garden room/home office/hobby room.

## Rear Patio/SunTerrace



## Rear Garden



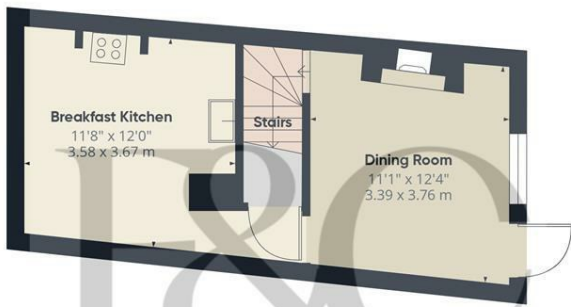
### Garden Room/Home Office

11'6" x 10'4" (3.53 x 3.16)

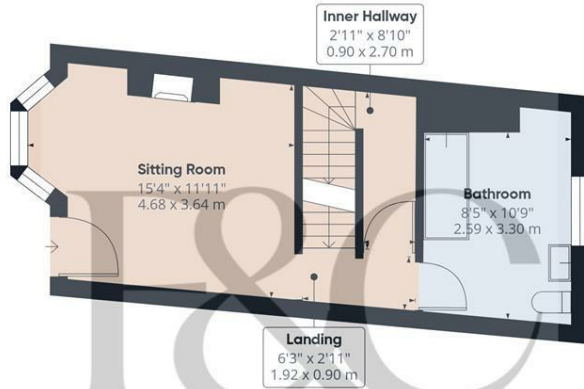
Having a quality wood grain effect luxury tiled floor, two UPVC double glazed windows and UPVC double glazed sliding patio doors provide access to the rear. There is inset spotlighting and a wall mounted air conditioning unit. Having outside lighting.



Council Tax Band A



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**  
1044 ft<sup>2</sup>  
97.1 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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183 Nottingham Road  
Belper  
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Council Tax Band: A  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	