



Short Row
Belper

burchell
edwards

Short Row Belper DE56 1DJ

for sale
£175,000



Property Description

Occupying a prime position on the historic and highly sought-after Short Row in the heart of Belper, this charming Grade II Listed cottage effortlessly combines period character with the convenience of town centre living. Belper's award-winning high street, independent shops, cafés, restaurants and railway station are all just a short stroll away.

The accommodation begins with a welcoming lounge centred around an attractive feature fireplace, creating a warm and inviting living space. To the rear, the kitchen opens into the dining room, offering a sociable layout ideal for both everyday living and entertaining. Completing the ground floor is a well-appointed bathroom.

To the first floor are two generous double bedrooms, both enjoying the charm and character synonymous with a home of this era.

Outside, the property boasts a delightful enclosed rear garden, offering a surprisingly private outdoor space. Bordered by an attractive traditional dry stone wall, the garden provides the perfect setting for relaxing, entertaining or enjoying the warmer months.

A wonderful opportunity to acquire a character-filled home in one of Belper's most desirable central locations, this delightful cottage is ideally suited to first-time buyers, downsizers, investors or anyone seeking a unique period property with a beautiful garden.

Lounge

Accessed via timber door to the front elevation with windows to the front and rear elevations, fireplace with space for a log burning stove, beams to the ceiling, central heating radiator and door leading to:

Cloakroom

Having window to the front elevation and door leading to:

Ground Floor Bathroom

Having a three piece suite comprising of a low level W.C, bath with shower head over, pedestal wash hand basin with chrome taps over, chrome heated towel rail, beams to the ceiling and window to the front elevation.

Kitchen

Having a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer unit with chrome mixer tap over and matching breakfast bar. There is an integrated gas hob, space for fridge/ freezer, beamed ceiling and an opening to:

Dining Room

Having windows to the rear and side elevations, timber door to the rear elevation giving access into the garden, central heating radiator and central heating boiler.

First Floor Landing

Having window to the front elevation.

Bedroom One

Having window to the rear elevation, central heating radiator and loft hatch giving access into the loft.

Bedroom Two

Having window to the rear elevation, central heating radiator, storage cupboard and loft hatch.

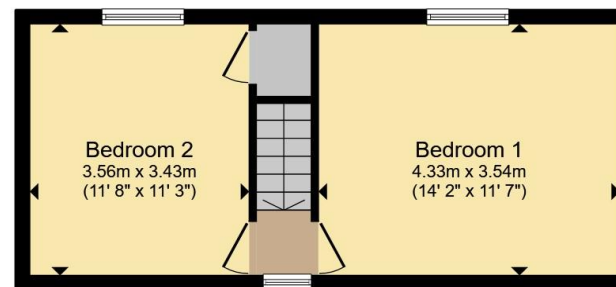
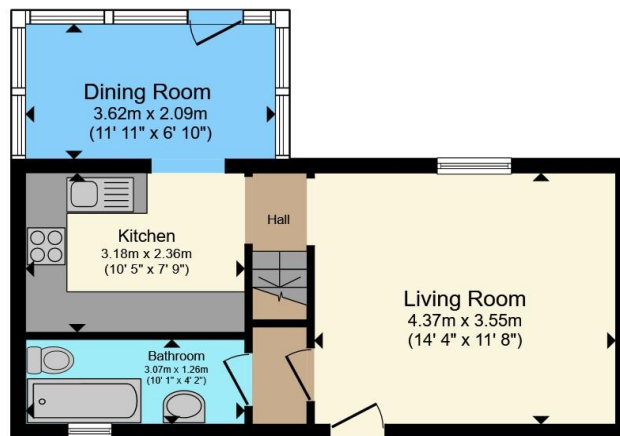
Outside

To the rear is a cottage style garden which is laid mainly to lawn with raised flower beds and dry stone boundary wall.









Total floor area 71.6 m² (770 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: Awaited
Council Tax Band: A

Tenure: Freehold

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