

Fletcher & Company

52 Nottingham Road, Belper, DE56 1JG

£275,000

Freehold



- A Superbly Presented Character Cottage In The Heart Of Belper
- Living Room With Bespoke Joinery And Exposed Beams
- A Stylish Comprehensively Fitted Dining Kitchen
- Office Adjoining The Kitchen
- Two Well Proportioned Bedrooms
- A Modern Shower Room
- Low maintenance Elevated Garden And Patio
- South Facing Aspect And Open Views
- Driveway For Two Cars
- Easy Access To The A38, A6, Railway Network And The Peak District





Summary

Located on Nottingham Road in the charming town of Belper, this superbly appointed semi-detached stone cottage offers a delightful blend of character and modern living.

As you enter, you are welcomed into a characterful lounge, adorned with bespoke joinery and exposed beams that add a touch of warmth and charm. The comprehensively fitted dining kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining. An adjoining office area offers a convenient workspace, ideal for those who work from home or require a quiet study space.

The property features two well-proportioned bedrooms and a stylish shower room, making it an ideal home for single buyers or couples.

The cottage boasts an enviable elevated and low maintenance garden and patio, which not only provides far-reaching open views but also enjoys a desirable south-facing aspect. This outdoor space is perfect for relaxing in the sun or hosting gatherings with family and friends.

Additionally, the property has a driveway for two cars which is a real bonus ensuring convenience for residents and guests alike.

Situated within walking distance of Belper Town Centre, you will find a wealth of amenities at your fingertips, including shops, cafes, The Ritz cinema, supermarkets, bars, restaurants and recreational facilities. This location combines the tranquillity of cottage living with the convenience of urban amenities, making it a truly desirable place to call home.

In addition, for commuters there is easy access to the A38, M1, A50, A6, Derby, Nottingham and The Peak District. A local rail network provides swift access to London St Pancras and other major cities.

In summary, this charming stone cottage on Nottingham Road is a rare find, offering character, comfort, and a prime location in the heart of Belper with off road parking. Don't miss the opportunity to make this delightful property your own.

F&C

The Location

The cottage is located within walking distance of Belper Town centre, which provides an excellent range of amenities including supermarkets, a good range of shops, cafes, restaurants, bars and The Ritz cinema. Belper has a variety of recreational and sporting facilities. Easy access to the A38, A6, M1, rail network and The Peak District.

Accommodation

Ground Floor

Living Room

18'0" x 11'7" (5.49 x 3.54)

Approached via a quality UPVC double glazed entrance door with leaded glass diamond shaped inserts. There is a UPVC double glazed sash style window to the front, a quality wood grain effect luxury vinyl floor running throughout, a feature inglenook style fireplace with exposed brickwork, timber lintel and slate hearth and two hand-built bespoke cupboards to either side of the chimney breast providing excellent storage space. There are beams to the ceiling, wall lights, a characterful column radiator, recess with light and stairs lead up to the first floor. Having exposed beams to the ceiling. A door leads to the dining kitchen.



Dining Kitchen

14'9" x 10'11" (4.51 x 3.35)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a granite work surface over incorporating a one and a half bowl stainless steel sink draining unit with mixer tap. Appliances include dual fuel range cooker with five ring gas hob, an extractor fan with light and there is space for a dishwasher and an American style fridge freezer. There is a breakfast bar with drawers beneath and a granite work surface over. Having a vertical column style radiator, a quality wood grain effect floor, inset spotlighting to the ceiling and twin sash style UPVC double glazed windows to the front providing far-reaching views. Having plumbing for an automatic washing machine and a full height twin cupboard to the side. A door leads to the study area.



Study Area

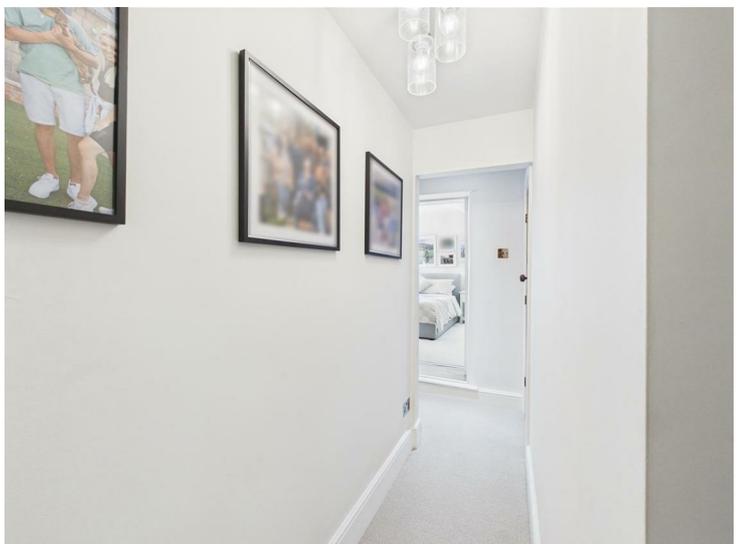
9'11" x 4'0" (3.03 x 1.22)

Having a fitted desk with shelving above, inset spotlighting, a feature tile effect floor and a double glazed skylight window to the ceiling. Having space for a tumble dryer with a built-in surround and work surface over. A UPVC double glazed window with frosted glass looks into the lounge.

First Floor Landing

11'10" x 2'5" (3.63 x 0.76)

Approached via a turning staircase with exposed brick arch feature and inset spotlighting.



Bedroom One

12'6" x 9'4" (3.82 x 2.85)

A double bedroom with feature panelling to one wall, a characterful column radiator and twin UPVC double glazed sash windows to the front elevation providing delightful, open countryside views. There is inset spotlighting to the ceiling and access is provided to the attic space.



Bedroom Two

11'8" x 7'10" (3.58 x 2.41)

Having a character full column style radiator, a feature stone fireplace, exposed beam to the ceiling and UPVC double glazed sash style window to the front elevation overlooking the front garden and countryside beyond.



Shower Room

8'6" x 7'0" (2.60 x 2.15)

Appointed with a three piece contemporary suite comprising a wall mounted wash handbasin, a low flush WC and a separate double shower cubicle with glass shower doors and mains fed shower over. Having inset spotlighting to the ceiling and an additional freestanding hand held shower attachment and tap formally associated with a freestanding bath. There is a wood grain effect tiled floor, half tiling to the walls and full tiling to the shower enclosure, a wall mounted chrome heated towel rail, two UPVC double glazed windows with frosted glass and access is provided to an additional roof space.



Outside

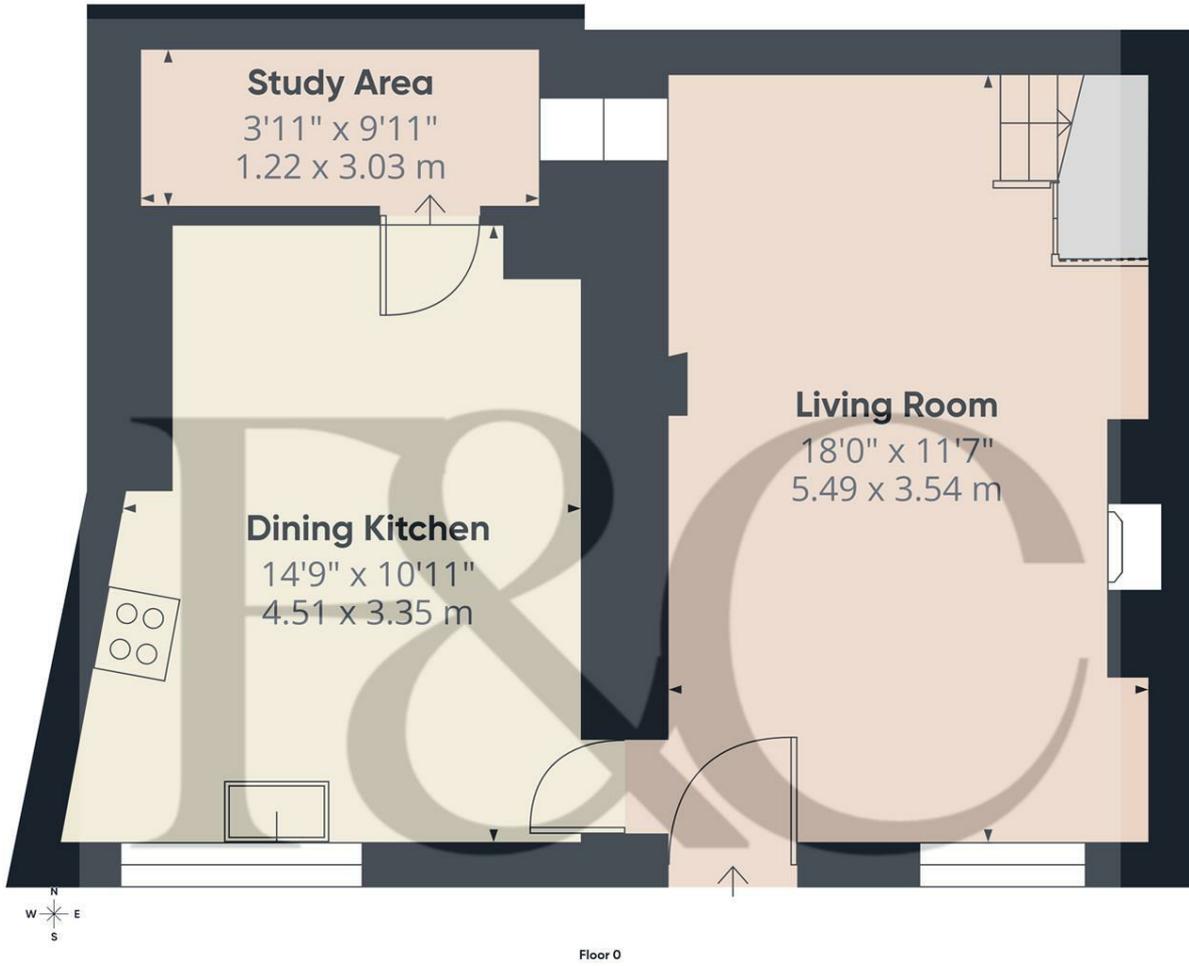
To the front of the property there is a driveway providing off-road parking for two vehicles. An exposed stone wall curves to either side of the block paved driveway and steps lead up to the front patio/terrace. A gate provides access and there is a delightful garden which has a fully enclosed surround and briefly comprises of an extensive stone patio with additional lawned area with artificial grass. There is outside lighting, an outside tap and the garden enjoys far-reaching views over Nottingham Road and the countryside beyond. The garden enjoys a south facing aspect.



Driveway



Council Tax Band B



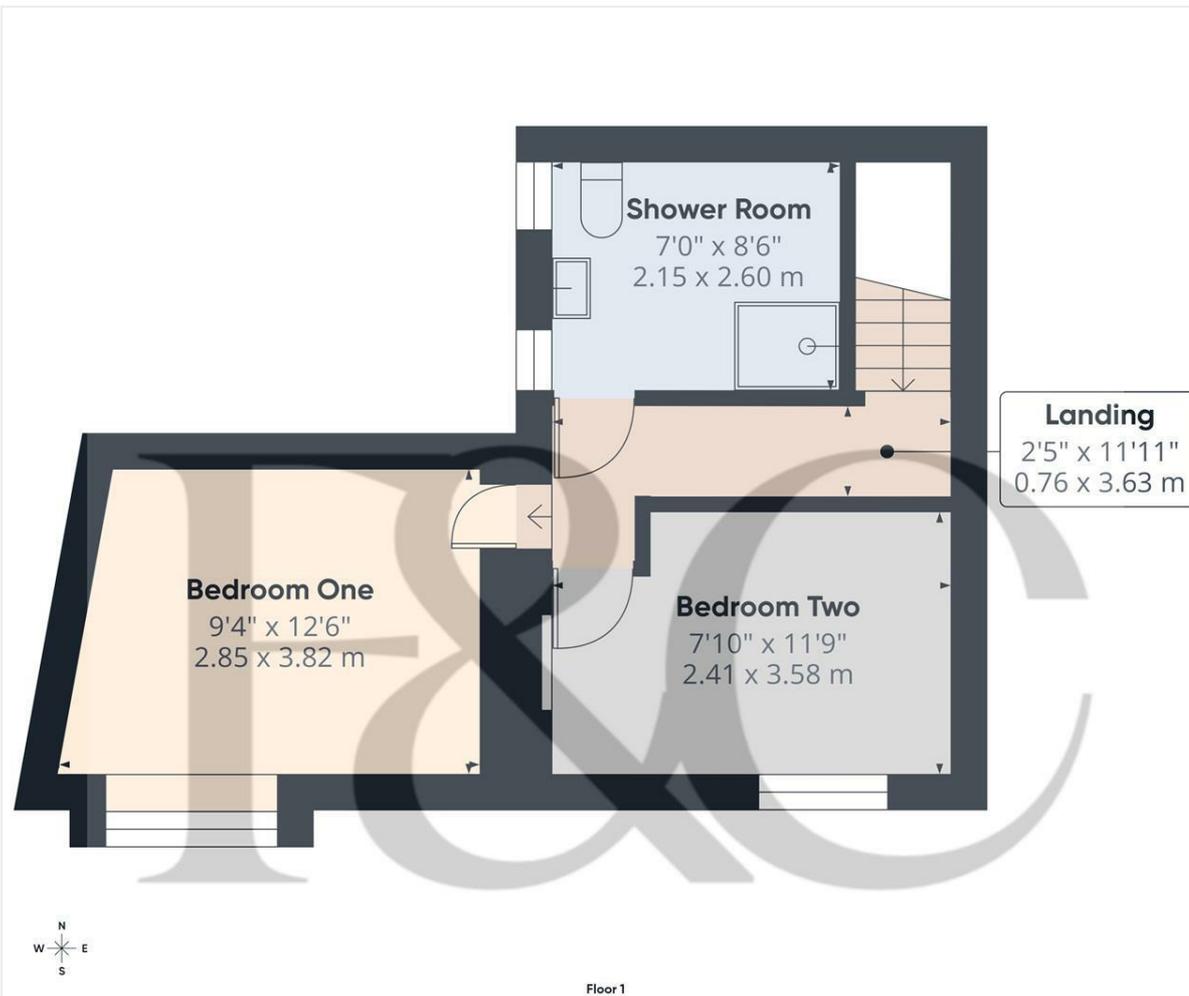
Approximate total area^m
412 ft²
38.2 m²

(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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Approximate total area^m
297 ft²
27.6 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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52 Nottingham Road
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	