

Home 2 Sell

Quality Service For Less



## 7 Albert Street

Belper, DE56 1DA

Offers Around £425,000



Home2sell are delighted this charming late Victorian home, located in one of Belper Towns most sought after and central locations. We believe the property was built in the 1890's and is constructed of brick beneath a pitched tiled roof with the front elevation having an attractive bay fronted appearance, revealed double glazed windows and offers light and spacious characterful living accommodation over three stories. The gas central heated living accommodation briefly consists of on the ground floor; storm porch vestibule with entrance door, spacious entrance hall with Minton flooring and staircase leading to the first floor landing, useful cellar, charming lounge with feature multi fuel burning stove, separate dining room with bi fold doors and feature fireplace and a fitted kitchen breakfast kitchen. The spacious first floor passageway landing leads to two well proportioned double bedrooms, single bedroom with staircase access to the versatile attic having a Velux style window and a luxury family bathroom having a four piece suite

Outside to the rear of the property a generous patio terrace with steps down to a further garden having gravel areas, two lawns and raised well stock established flowering beds. Included with the sale is a summerhouse/home office/studio. Outbuilding and two timber garden sheds. Viewing is essential to appreciate the accommodation on offer.



### Entrance Hall

The property is entered via a storm porch vestibule having a quality composite door with glazed insert fleur insert, blue Minton style flooring, Edwardian style radiator, ceiling light and traditional spindle staircase to the first floor landing.

### Lounge

12'0" x 10'6" (3.67m x 3.22m )

Having a walk in PVCu double glazed window to the front elevation, bi fold concertina doors to the dining room, ceiling rose and light, cornice coving and column radiator, exposed polished floor boards, bespoke cupboards and shelving. The focal point of the room is an inset multi fuel burning stove set on and insert granite hearth with exposed brick back drop with hand painted surround.

### Dining Room

12'3" x 11'9", reducing 10'7" (3.74m x 3.60, reducing 3.23m )

Having a PVCu double glazed window to the rear garden aspect, central heating radiator, exposed polished floor boards, coving to the ceiling, ceiling rose and light, bespoke cupboard and a feature fireplace having a raised marble hearth with matching backdrop with ornate tile and an Adam style surround.

### Breakfast Kitchen

19'0" reducing 10'11" x 10'11" reducing 5'10" (5.80m reducing 3.35m x 3.34m reducing 1.79m )

Having a modern fitted kitchen with base wall and matching drawer units with quartz and granite work surfaces over incorporating a one and a quarter sink drainer unit with chrome swan neck mixer tap, display cabinets, Karndean flooring, recessed ceiling lighting and lighting, integrated dishwasher, integrated automatic washing machine and space for an

American style fridge freezer, Range cooker with extractor canopy over, complementary splash back tiling, PVCu double glazed windows to the rear and side elevation, PVCu door with glazed insert and an Edwardian style radiator. Breakfast bar and door to the cellar.

### Cellar

Offering generous storage, original plinth and light.

### To the first floor landing

This generously proportioned area has an Edwardian style radiator and ceiling light.

### Bedroom One

12'1" x 10'5" (3.69m x 3.20m )

Having a PVCu double glazed walk in bay window to the front elevation, central heating radiator, feature fireplace, twin fitted wardrobes and ceiling light.

### Bedroom Two

12'4" x 10'7" extending 11'9" (3.76m x 3.23m extending 3.59m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Bedroom Three

5'10" x 8'10" (1.80m x 2.70m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Stairs off to the attic.

### Attic

11'4" x 17'0" max (3.46m x 5.19m max)

Having Velux style window, central heating radiator, fitted cupboards and eaves storage. Ceiling light.

## Family Bathroom

10'9" x 9'7" (3.30m x 2.93m )

This generously proportioned room has a luxury four piece suite comprising of a walk in thermostatically controlled shower having rain head and hand held attachment, free standing roll top bath with claw feet and Victorian style mixer tap, close coupled WC and a pedestal hand wash basin. Edwardian style radiator, chrome ladder style heated radiator, recessed ceiling lighting, PVCu double glazed opaque window and wood grain effect flooring.

## Outside

The property is set back from the road by a low maintenance fore court.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a generous patio terrace immediately to the rear with steps down to a further garden having gravel areas, two lawns and raised well stock established flowering beds. Included with the sale is a summerhouse/home office/studio. Outbuilding and two timber garden sheds.

## Home Office / Summer House / Studio

12'6" x 7'6" (3.83m x 2.29m )

Cabin Master Having power , light, and double glazed sliding doors.

## Area

7 Albert Street is situated within easy walking distance from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

## Directional Note

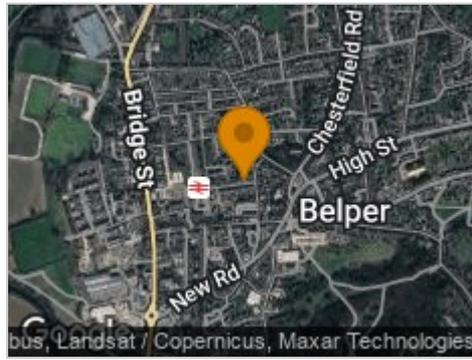
Leave the Home2Sell office and proceed passing the Market Place on your right, turn left onto Chesterfield Road then first left on to Church lane. Continue to the bottom turning left on to Green Lane and right into Albert Street where the property can be located on the right hand side clearly identified by the Home2Sell For Sale board.



## Road Map



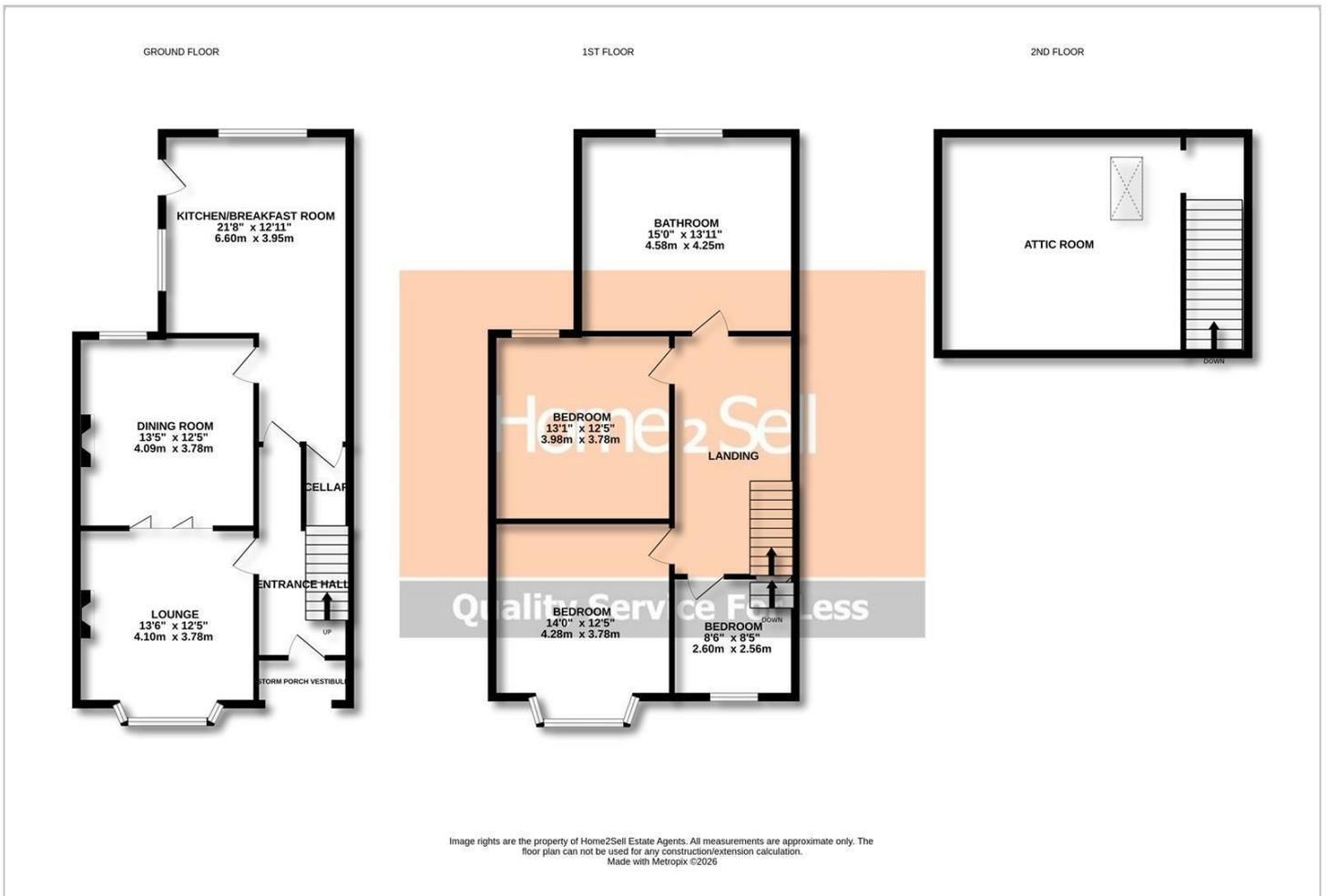
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.