



Bridge Street
Belper



Property Description

A charming character cottage in the heart of Belper town centre, offered to the market with no upward chain.

Ideally positioned for easy access to Belper's award-winning high street, the property is just a short stroll from an excellent selection of independent shops, cafés, and amenities. The location also benefits from superb transport links, including Belper bus station and train station, providing convenient connections to Derby and beyond. The property further benefits from an option of an off road parking space, subject to applying to the council for a permit.

The cottage itself is a delightful stone-built home, full of character and warmth. The ground floor features a cosy lounge, an open style breakfast kitchen with stone steps down into the cellar, and a well-appointed bathroom. To the rear, a secluded garden offers a peaceful space to relax and unwind.

Upstairs, the property comprises two generous double bedrooms, with the second bedroom providing access to a third double bedroom on the second floor.

This attractive town centre cottage would make an ideal first-time purchase, a perfect downsizing opportunity, or a fantastic Air bnb investment.

Early viewing is highly recommended—please call to arrange yours today.

Lounge

Entered via a hardwood front door, this attractive room features a sash window to the front elevation, a wall-mounted radiator, and

tasteful decorative touches including a dado rail and coving. The focal point of the room is a wall-mounted gas living flame-effect fire set within a decorative surround, complemented by a marble-effect backdrop and raised hearth. An internal door and window provide access through to:

Kitchen

This well-designed bespoke hardwood kitchen is fitted with a range of base-level storage cupboards complemented by solid wood work surfaces, incorporating a Belfast sink with mixer tap. There is space for a gas range with a stainless steel extractor canopy above, along with space for a fridge/freezer. Additional features include a wall-mounted radiator, tiled flooring, and ceiling spotlights. A double-glazed window overlooks the rear elevation.

A staircase rises to the first-floor landing, with useful under-stairs storage and a full-height pantry cupboard. The kitchen also provides access to the cellar.

Rear Lobby

With hardwood door providing access to the rear garden, tiled floor covering and doors lead into both the kitchen and ground floor bathroom.

Ground Floor Bathroom

The bathroom comprises a modern white three-piece suite, including a WC, vanity unit, and a space-saving bath with mains shower

and attachment over, complemented by a glass shower screen. Additional features include a wood-effect vinyl floor covering, wall-mounted chrome heated towel rail, fully tiled walls, and ceiling spotlights. A double-glazed obscured window provides natural light while maintaining privacy.

First Floor Landing

With access to Bedrooms One and Two.

Bedroom One

With sash window to front elevation, fitted double wardrobe, wall mounted radiator and space for bedroom furniture.

Bedroom Two

With window to the rear elevation, wall mounted radiator and staircase that provide access to the attic bedroom.

Second Floor

Attic Bedroom

With skylight to the rear elevation, wall mounted radiator and storage located in the roof eaves.

Rear Garden

Private and secluded garden space to the rear with mature planted shrubs, seating areas and a useful brick built outhouse.







Total floor area 98.8 m² (1,063 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 Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
BELPER DE56 1PS

EPC Rating: Council Tax
Awaited Band: B

view this property online hallandbenson.co.uk/Property/BPR102171

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102171 - 0003