

66 Windmill Lane, Belper - DE56 1GP

£335,000







66 Windmill Lane

Belper

Grants of Derbyshire are delighted to offer for sale this beautifully presented three-bedroom family home, occupying a sought-after position within the popular town of Belper. Arranged over three floors, the accommodation is both spacious and versatile, comprising a welcoming entrance hall, a generous living room, and an open-plan kitchen and dining area, complemented by a useful utility room and conservatory. To the first floor are three well-proportioned bedrooms and a modern family bathroom, while the second floor provides a versatile loft room, ideally suited for use as a home office. The property enjoys attractive gardens to both the front and rear. The front garden is laid to lawn and enclosed by mature trees and shrubs, with a gated pathway leading to the entrance and rear garden. To the rear, a generous patio terrace provides an ideal space for outdoor seating and dining, with steps leading up to a lawned garden complemented by well-stocked borders. Further steps descend to the off-road parking area for two vehicles. Viewing highly recommended. Virtual tour available.

Council Tax band: C

EPC Energy Efficiency Rating: D

- Viewing Highly Recommended
- Energy Rating D
- Three Bedrooms & Attic Room
- Private Front & Rear Gardens
- Sought After Location
- Driveway for 2 Vehicles
- Detached House







Location

The town of Belper is recognised by UNESCO as a World Heritage Site, renowned for its historic mills, character and charm. The town has excellent amenities with its centrally located railway station providing easy access to the North and South. This year,(2020) Belper Town centre was crowned "Best British High Street" for its variety and standard of shops, bars and restaurants. There are excellent schools and leisure facilities within easy reach and swift road access to the North & South via the A6, A38 and M1. The Peak District is only a short drive away.

Ground Floor

A wrought iron gate opens into the private front garden, with a pathway leading directly to the porch entrance.

Porch

A uPVC French door with matching side windows opens into the porch, offering a useful area for coat and shoe storage.

Entrance Hallway

13' 8" x 6' 11" (4.16m x 2.12m)

A welcoming entrance hall with wooden flooring, complemented by a beautiful stained-glass window to the front aspect. Stairs rise to the first-floor landing, whilst a door to the right leads into the living room.

Living Room

12' 0" x 10' 11" (3.66m x 3.34m)

A generously proportioned living room with a bay window to the front elevation, enjoying views over the front garden. The focal point of the room is an inset electric fire with a log-burning effect, providing a charming feature.

Kitchen Area
11' 11" x 18' 6" (3.64m x 5.63m)
Appointed with a range of Shaker-style wall and base units, the kitchen is complemented by granite-effect work surfaces and ceramic tiled flooring. A Belfast sink with drainer and mixer tap is positioned beneath a window to the side elevation, while integrated appliances include a stainless steel electric oven, four-ring gas hob with extractor hood over and fridge. A part-glazed door leads through to the utility room.

Dining Area
11' 11" x 18' 6" (3.64m x 5.63m)
Offering ample space for a dining table and chairs, this well-proportioned room is centred around a wall-mounted gas fire with a tiled surround and hearth. French doors with adjoining windows provide access to the conservatory.

Conservatory
6' 0" x 10' 7" (1.82m x 3.22m)
Accessed directly from the dining room, the conservatory provides a versatile additional reception area with decorative tiled flooring. French doors to the side aspect open onto the rear garden, creating an attractive outlook.

Utility
8' 1" x 6' 10" (2.46m x 2.09m)
The utility room is fitted with a range of wall and base units with work surfaces over, together with an inset ceramic sink and tiled splashback. There is space and plumbing for a washing machine and tumble dryer, as well as space for a fridge and freezer. The wall-mounted boiler is also housed here.

First Floor
Stairs from the entrance hall rise to the first floor landing.

Bedroom One
11' 11" x 9' 1" (3.64m x 2.76m)
A generously sized double bedroom enjoying views over the front garden. Built-in wardrobes with hanging space and overhead storage provide practical and well-designed storage space.







Bedroom Two
8' 4" x 11' 8" (2.53m x 3.56m)
Another well-proportioned double bedroom overlooking the rear of the property. Practical built-in storage is provided by an understairs cupboard with hanging space and additional storage above.

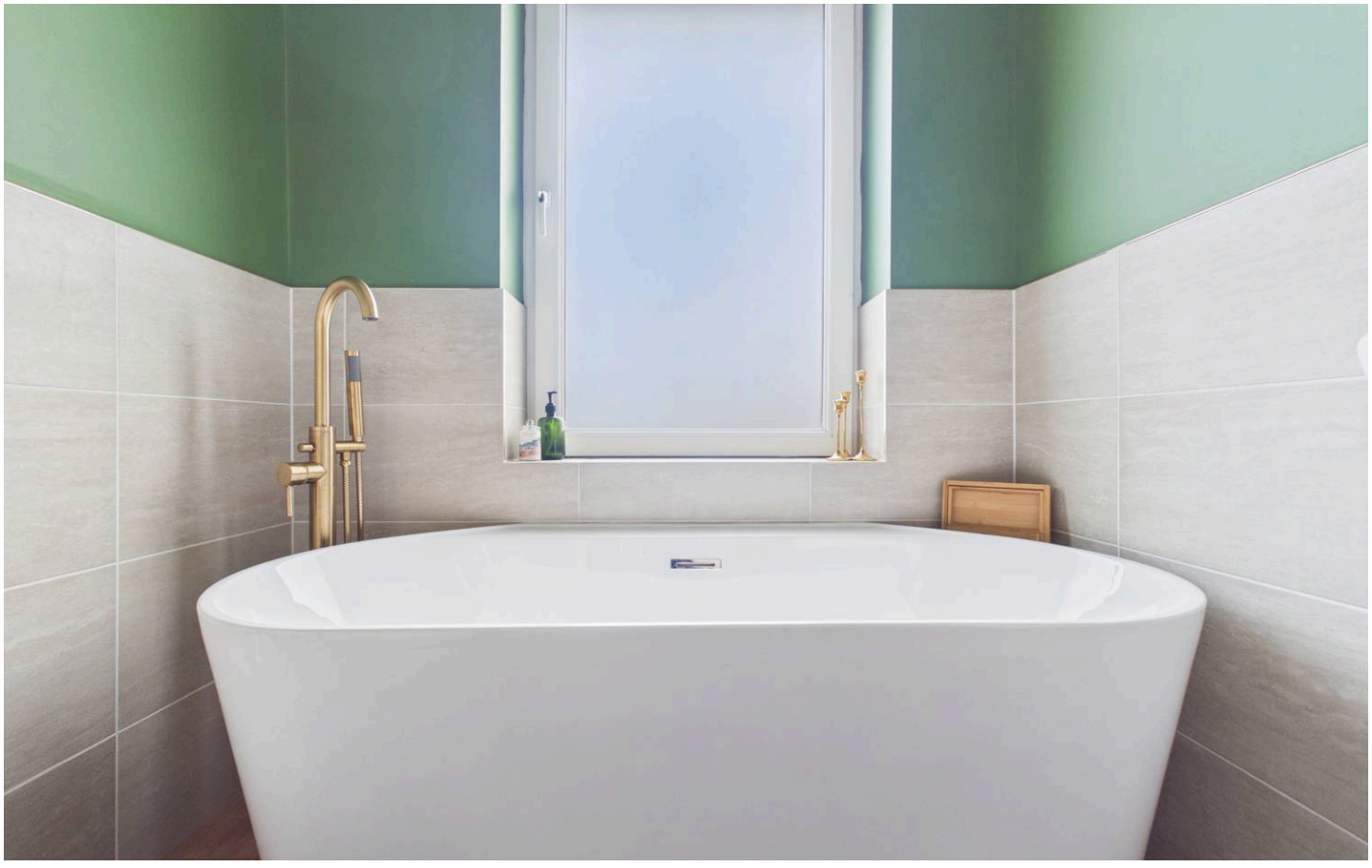
Bedroom Three
6' 4" x 7' 0" (1.92m x 2.13m)
A versatile room suitable for use as a single bedroom, nursery or home office, with a window to the front aspect overlooking the front garden.

Bathroom
8' 8" x 6' 6" (2.63m x 1.97m)
This part-tiled bathroom features a contemporary four-piece suite comprising a low-flush WC, wall-hung wash hand basin with gold mixer tap, corner shower enclosure with matching gold mains-fed fittings, and a freestanding bath positioned beneath the rear-facing window. A gold ladder-style heated towel rail further enhances the room, creating a sleek and stylish finish.

Second Floor
Polished wooden stairs from the inner hallway lead to the second floor.

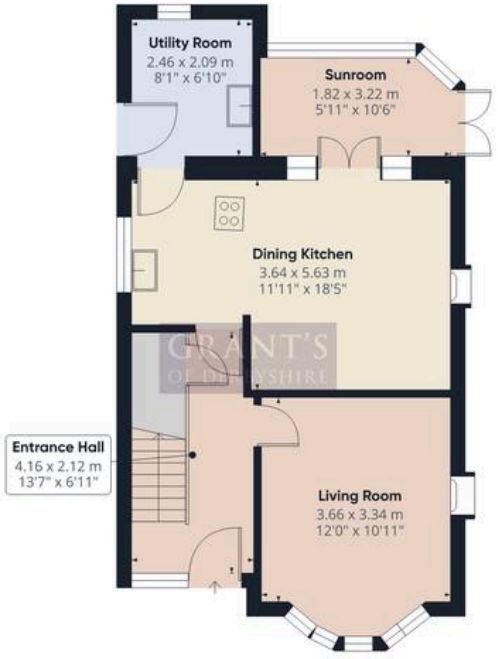
Attic Room
8' 3" x 17' 6" (2.52m x 5.34m)
A generously proportioned room featuring two double-glazed Velux windows to the rear elevation, enjoying far-reaching views across the surrounding countryside, together with a third Velux window to the front aspect.

Outside & Parking
The property enjoys attractive gardens to both the front and rear. The front garden is laid to lawn and enclosed by mature trees and shrubs, with a gated pathway leading to the entrance and rear garden. To the rear, a generous patio terrace provides an ideal space for outdoor seating and dining, with steps leading up to a lawned garden complemented by well-stocked borders. Further steps descend to the off-road parking area for two vehicles.









Floor 0



Floor 1



Floor 2



GRANT'S OF DERBYSHIRE

Approximate total area(1)

104.3 m²

1122 ft²

Reduced headroom

5.2 m²

56 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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