



Sunny Hill  
Milford Belper





# Sunny Hill Milford Belper DE56 0QR

for sale guide price  
**£185,000**



## Property Description

This delightful four-bedroom cottage offers deceptively spacious accommodation arranged over three floors and is located in the heart of the popular village of Milford, well known for its character, community feel and excellent access to countryside walks and nearby towns.

The ground floor comprises a welcoming lounge, providing a cosy and comfortable living space, ideal for relaxing evenings. The kitchen is well-proportioned and functional, offering ample space for everyday cooking and dining, with access to the rear of the property.

To the first floor are three bedrooms, all of which offer flexibility for use as guest rooms, children's bedrooms or home office space, alongside a family bathroom fitted with modern fixtures.

Occupying the entire top floor is an impressive master bedroom suite, creating a private retreat with the benefit of its own en suite shower room. This space enjoys a peaceful feel, ideal for homeowners seeking separation from the main living accommodation.

Externally, the property benefits from a small, low-maintenance courtyard garden to the rear, perfect for outdoor seating or potted plants, offering a pleasant outdoor space with minimal upkeep.

This charming cottage would suit a range of buyers including families, professionals or those looking for a character property in a desirable Derbyshire village, conveniently positioned for Milford, Belper, Duffield and transport links beyond.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable

Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

Accessed via timber door to the front elevation with a window to the front elevation, log burning stove with oak mantle over, central heating radiator and door leading to:-

## Kitchen

Having a range of matching wall and base units with laminate work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap over, integrated oven with four burner gas hob and stainless steel extractor hood over, central heating radiator, door leading to understairs pantry cupboard, window to the rear elevation with stunning views and door to the rear elevation leading out to the garden.

## First Floor Landing

Having window to the rear elevation.

## Bedroom Two

Having window to the front elevation, central heating radiator and door to storage cupboard.

## Bedroom Three

having window to the rear elevation with stunning views, central heating radiator and feature fireplace.

## Bedroom Four

having window to the front elevation, central heating radiator and store cupboard.

## Bathroom

Having a three piece suite comprising of a panelled bath with chrome shower head over, low level W.C and pedestal wash hand basin, window to the rear elevation and central heating radiator.

## Second Floor

## Bedroom One

Having two velux windows to the rear elevation, central heating radiator, window to the front elevation, exposed brick chimney breast, exposed beams tot he ceiling and door to en suite:-

## En Suite

Having walk-in shower cubicle, low level W.C and pedestal wash hand basin and velux window to the rear elevation

## Outside

To the rear of the property is a paved courtyard area with a brick built outbuilding.



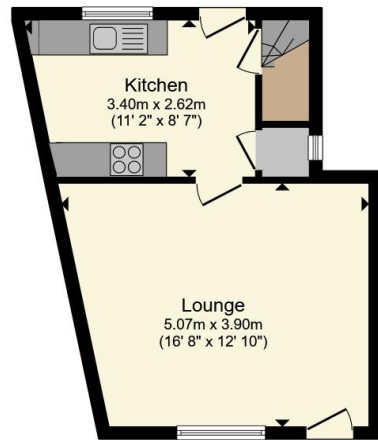




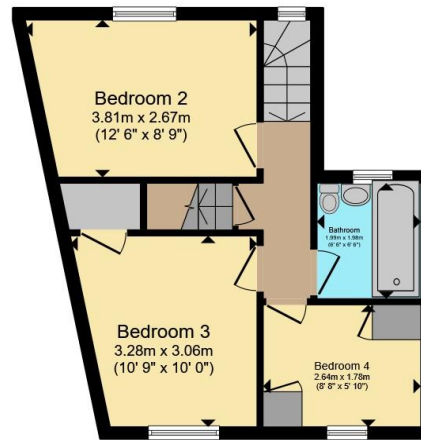




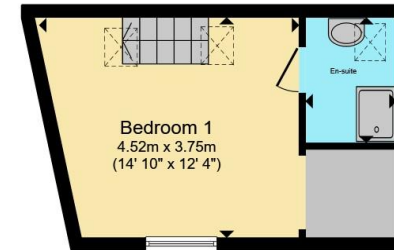




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 89.7 m<sup>2</sup> (966 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](http://www.propertybox.io)



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 Band: C

Tenure: Freehold

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