

Home 2 Sell

Quality Service For Less



102 Belper Road

Bargate, Belper, DE56 0SU

£199,950



Occupying this highly desirable and much sought after location is this unique and charming two bedroom cottage residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage accommodation hosting a wealth of character. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal; Entrance Hall, lounge with feature fireplace, dining room with feature fireplace and kitchen. To the first floor landing, a master bedroom of generous proportion, single bedroom and a family bathroom having a three piece suite. Outside a cottage garden with lawn and mature well stocked borders. An early viewing is highly recommended. NO UPWARD CHAIN. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a PVCu door having glazed insert, ceramic tiled flooring, ceiling light and doors off to the dining room and lounge.

### Lounge

13'4" x 10'0" extending 11'8" (4.08m x 3.06m extending 3.57m )

Having a box bay PVCu double glazed window to the side elevation, PVCu double glazed window to the front elevation, central heating radiator, gas fire with feature exposed brick and tiled hearth. Ceiling light and door to the stairs.

### Dining Room

13'4" x 9'9" extending 10'10" (4.08m x 2.99m extending 3.32m )

Having a gas coal effect living flame fire with brick surround and tiled hearth, central heating radiator and ceiling light.

### Fitted Kitchen

10'0" x 7'10" (3.07m x 2.41m )

Having a PVCu double glazed window to the front elevation and side elevations, PVCu door, central heating radiator and ceiling light. Fitted kitchen having space for an automatic washing machine, space for a cooker and space for a free standing fridge freezer. Having roll top work surfaces incorporating a sink drainer unit and complimentary splash back tiling.

### To the first floor landing

Having staircase with central heating radiator, ceiling light and PVCu double glazed window to the front elevation.

### Bedroom One

13'6" x 10'11" extending 11'10" (4.12m x 3.34m extending 3.62m )

Having a PVCu double glazed window to the side elevation enjoying a fine aspect and view, PVCu double glazed window to the front elevation, central heating radiator, ceiling light and useful over stairs storage cupboard.

### Bedroom Two

10'11" max x 7'5" (3.34m max x 2.27m )

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

### Family Bathroom

Having a traditional three piece suite suite comprising of a low flush WC, pedestal hand wash basin and a bath with panelled side. Complimentary splash back tiling, vinyl floor and a PVCu double glazed opaque window to the side elevation. Central heating radiator and an airing cupboard housing the domestic hot water tank.

### Outside

Outside a cottage garden with lawn and mature well stocked borders

### Area

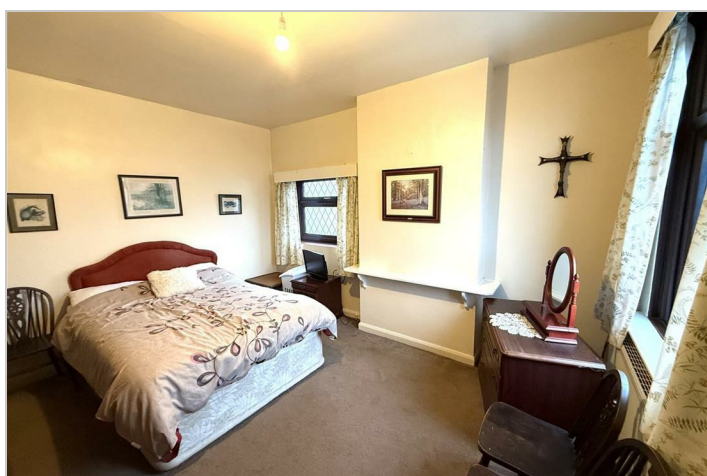
Belper Road is situated within walking distance of the popular village of Holbrook and approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shop, schools and recreational facilities and excellent dog walks. The village of Duffield lies some 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

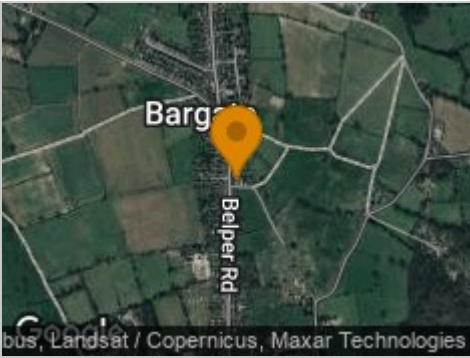
From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can be found on the left hand side clearly identified by our distinctive Home2sell For sale board.



Road Map



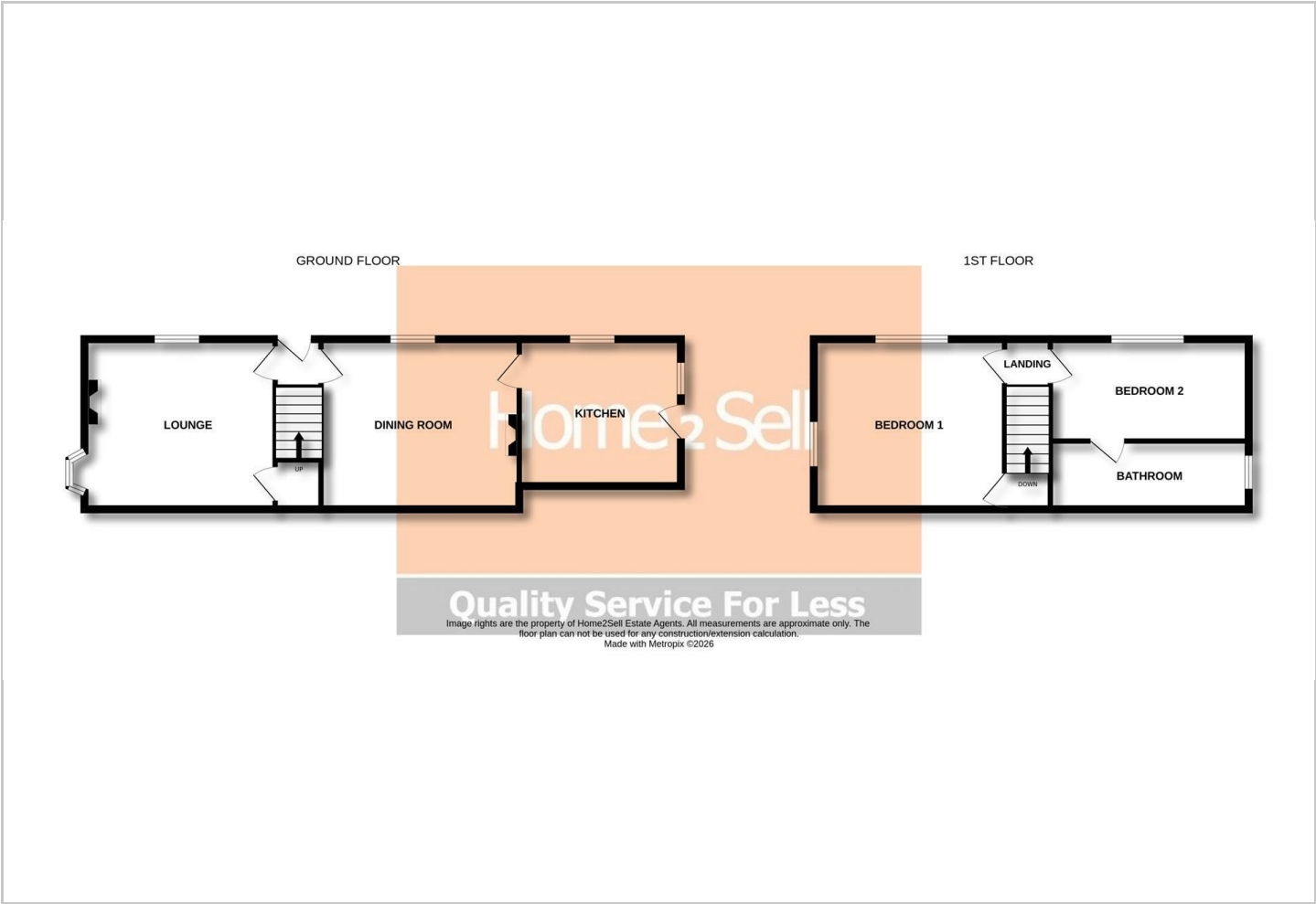
Hybrid Map



Terrain Map



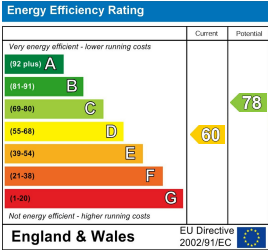
Floor Plan



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



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