Fletcher & Company

82 Belper Lane, Belper, Derbyshire, DE56 2UQ

Offers Over £210,000

Freehold



- Grade II Listed Semi-Detached Cottage
- One Double Bedroom
- Charming - Immaculately Presented Accommodation Throughout
- Entrance Hall with Staircase to First Floor
- Spacious Lounge with Log Burner
- Refitted Kitchen
- Superbly Appointed Bathroom
- Low Maintenance Garden with Views
- Close to an Excellent Range of Facilities
- Popular Location in Bustling Market Town





Summary

A charming, Grade II listed, one double bedroom, semi-detached stone cottage occupying an extremely popular location on Belper Lane in the sought after market town of Belper.

Oozing with character, the property has been completely refurbished by the current vendors and now provides an immaculate, turn-key living accommodation in a sought after residential location.

The property features an entrance hall, spacious lounge with feature fireplace and a log burner, brand new fitted kitchen with appliances, spacious double bedroom and a superbly appointed bathroom with four piece suite. The property also benefits from Hive remote controlled heating.

To the rear of the property is a very pleasant, low maintenance garden with seating areas and fabulous views back towards the town including views of the famous East Mill.

The Location

Belper is a popular town with a bustling high street and a varied range of shops, restaurants, pubs and facilities. Schooling is available at all levels. The river gardens are nearby with children's play area and a coffee shop. There is also a supermarket and a regular bus service that runs to Derby and Matlock. Beautiful walks are also readily available in the surrounding open countryside.

Accommodation

Ground Floor

Lounge

12'5" x 12'2" (3.79 x 3.71)

A panelled and glazed entrance door provides access to spacious lounge with feature fireplace incorporating an exposed stone interior, slate hearth and cast iron log burner with timber display mantel, central heating radiator, feature exposed beam ceiling, understairs storage cupboard and double glazed windows to front and rear.





Kitchen

9'1" x 8'0" (2.78 x 2.45)

A fabulous, high specification kitchen with quartz worktops and matching up stands, inset one and a half sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, integrated four plate gas hob with extractor hood over and oven beneath, integrated fridge freezer and microwave, appliance space suitable for washing machine, stylish floor to ceiling central heating radiator, feature tile flooring with underfloor heating, double glazed window to rear and door to side.







Inner Hallway

4'0" x 3'5" (1.22 x 1.06)

With staircase leading to first floor, useful fitted cupboard and window to front.

First Floor Landing

3'9" x 2'11" (1.16 x 0.89)

A small landing with central heating radiator.

Double Bedroom
12'1" x 12'3" (3.69 x 3.75)
Having a central heating radiator, over stairs storage cupboard and double glazed window to front.





Superbly Appointed Bathroom
9'10" x 6'6" (3.01 x 2.00)
Appointed with a stylish suite in white comprising low flush WC, vanity unit with wash handbasin and storage drawers beneath, walk-in shower cubicle, separate free standing bath with hand shower attachment, stylish floor to ceiling central heating radiator, airing cupboard housing the boiler, Karndean flooring and double glazed window to rear.





Outside

The property has a low maintenance fore-garden with stone wall and wooden gate. To the rear of the property is a fabulous garden which is low maintenance and features a pathway, gravel sections and two separate seating sections/dining areas bounded by timber fencing. The property also benefits from an outside tap, outdoor electricity and two outside lights. There are fabulous views back towards Belper town centre with rolling hills in the distance. There is also an outdoor WC.





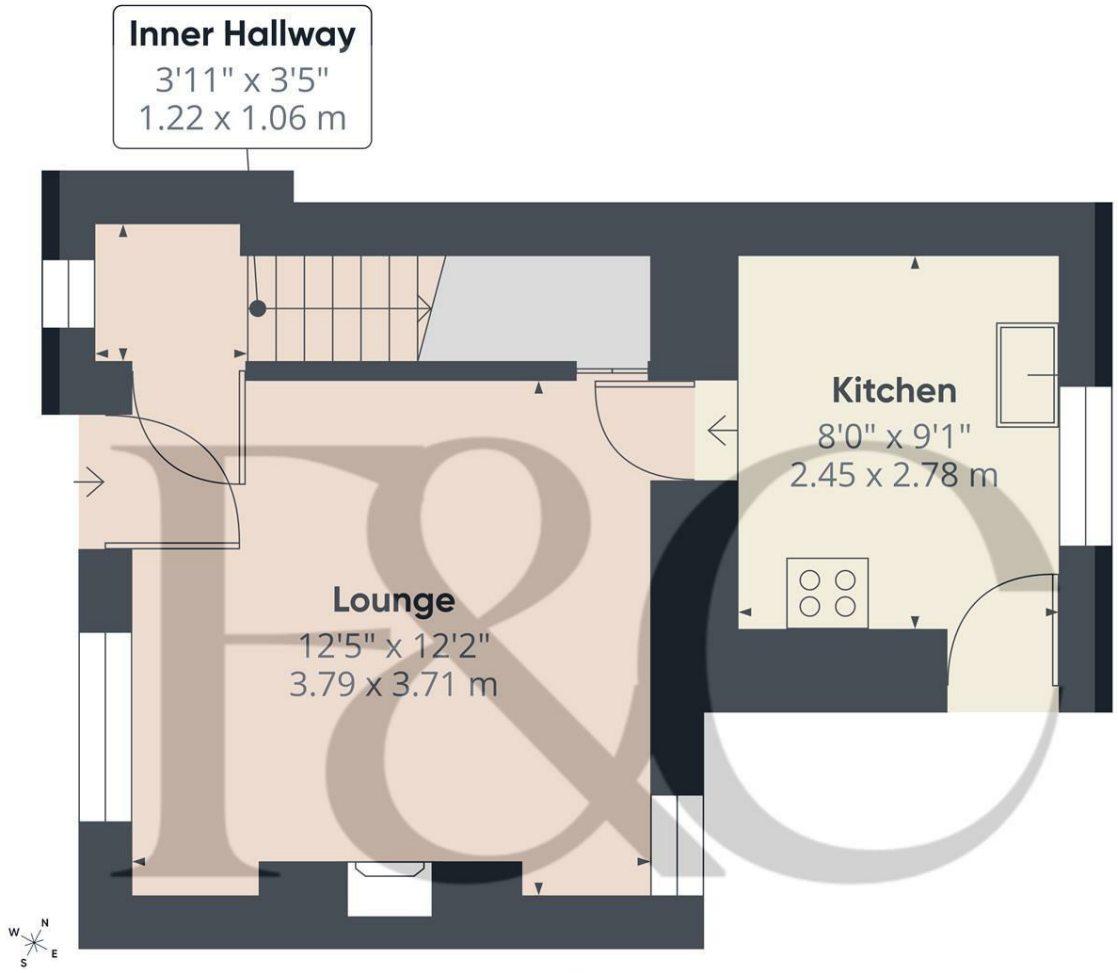


Council Tax Band B









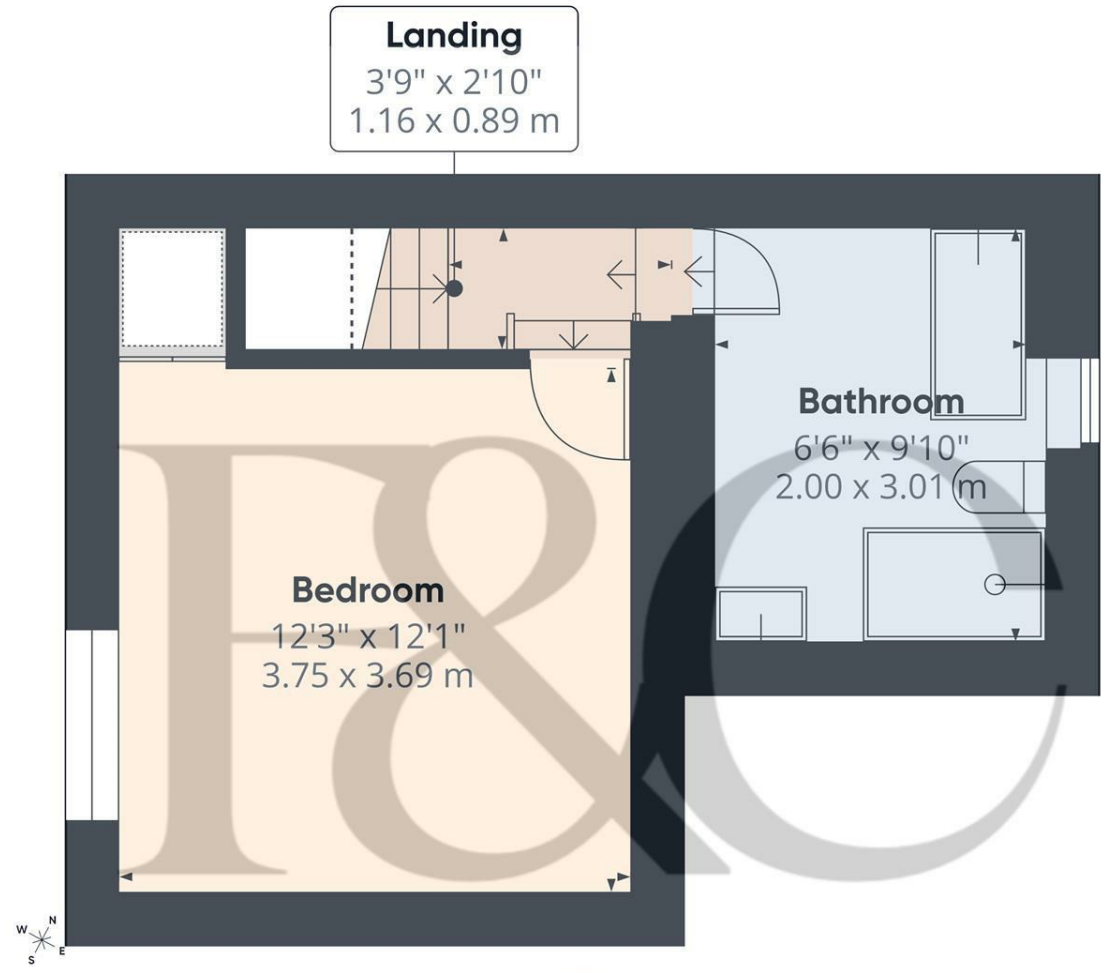
Floor 0

Approximate total area(1)
274 ft²
25.5 m²

(1) Excluding balconies and terraces

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

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Floor 1

Approximate total area(1)
247 ft²
22.9 m²

(1) Excluding balconies and terraces

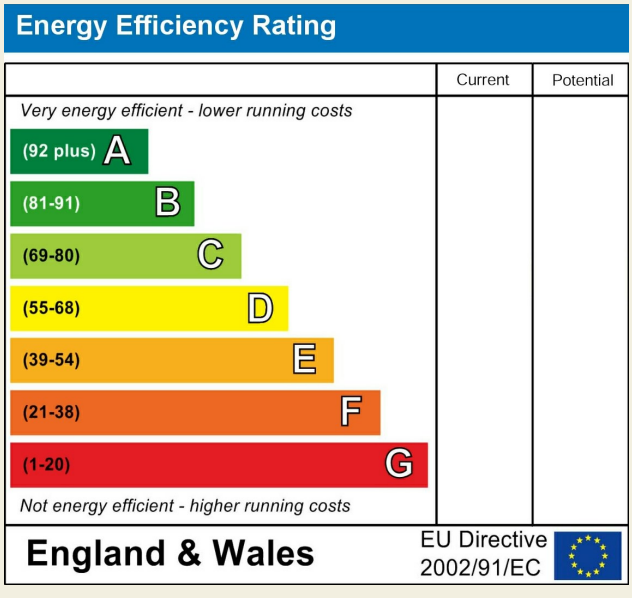
Reduced headroom
Below 5 ft/1.5 m

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

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Council Tax Band: B
Tenure: Freehold