



2 Bed House - Semi-Detached

58 Over Lane, Belper DE56 0HW

Offers Around £194,950 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Two Bedroom plus Attic Room Semi-Detached Home
- Located on the Edge of Belper – Easy Access to Local Amenities
- Gas Central Heating & Double Glazing
- Lounge with Log Burner
- Living Kitchen/Dining Room
- Two Bedrooms plus Attic Room
- Family Bathroom
- Private Garden & Storage Sheds
- Ideal for First Time Buyer or Young Couple
- On-Street Car Parking

FIRST TIME BUYER/COUPLE – This semi-detached two bedroom plus attic room Victorian home offers a perfect blend of character and modern convenience.

With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are inviting and comfortable, making them ideal for a small family, first-time buyers, or a young couple seeking their first home together.

In addition to the bedrooms, the property boasts an attic room, which presents a versatile space that can be transformed into a study, playroom, or additional storage, catering to your individual needs. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated on the edge of Belper, this home enjoys easy access to local amenities, including shops, schools, and parks, making it a practical choice for everyday living. The surrounding area is known for its picturesque landscapes and rich history, providing a lovely backdrop for your new life.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Lounge

14'2" x 12'2" (4.34 x 3.73)

With chimney breast incorporating log burning stove, deep skirting boards and architraves, high ceiling, radiator and double glazed bay window to front with fitted blind.



Understairs Storage Cupboard
Providing storage.

Living Kitchen/Dining Room



Dining Area

12'10" x 8'11" (3.93 x 2.74)

With chimney breast with display fireplace alcove with raised stone hearth, deep skirting boards and architraves, high ceiling, radiator, door with access to staircase leading to first floor, double glazed window to rear and open space leading to kitchen area.



Kitchen Area

10'9" x 7'0" (3.28 x 2.14)

With one and a half sink unit with mixer tap, wall and base cupboards with worktops, electric hob, electric oven, plumbing for automatic washing machine, radiator, spotlights to ceiling, tile flooring, double glazed window to rear and door giving access to private garden.



First Floor Landing

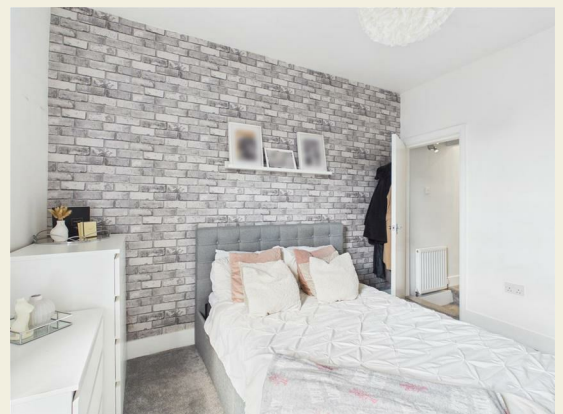
16'0" x 2'7" (4.89 x 0.81)

With radiator, deep skirting boards and architraves, high ceiling and spotlights to ceiling.

Bedroom One

11'11" x 11'10" (3.65 x 3.63)

With chimney breast with storage cupboards either side, deep skirting boards and architraves, high ceiling, feature wallpaper wall, radiator, double glazed window to front and internal door with chrome fittings.



Bedroom Two

10'4" x 6'11" (3.16 x 2.13)

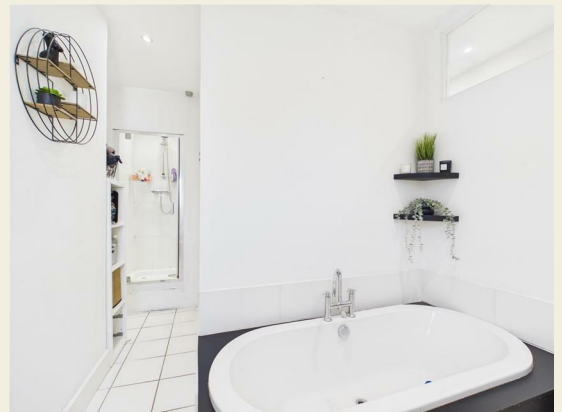
With radiator, double glazed window to rear and internal door with chrome fittings.



Family Bathroom

15'4" x 9'3" (4.69 x 2.82)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, deep skirting boards and architraves, high ceiling, spotlights to ceiling, tile flooring, radiator, extractor fan, double glazed window to rear and internal door with chrome fittings.



Inner Landing

5'5" x 5'2" (1.66 x 1.58)

With wood flooring and spiral staircase leading to attic room.

Attic Room

19'1" x 10'9" (5.83 x 3.30)

With power, lighting, double glazed Velux window to front, three double glazed Velux windows to rear and spiral staircase.



Front Garden

The property is set back from the pavement edge behind a small fore-garden with natural stone wall, hand gate and entrance door opening into lounge.



Rear Garden

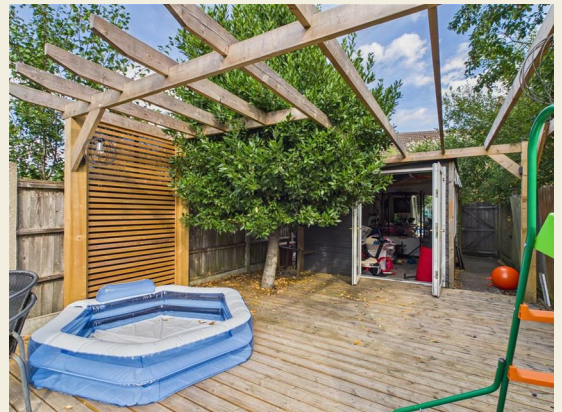
The property benefits from a private, enclosed rear garden with patio, lawn and raised decked area with bespoke pergola over.



Garden Shed

13'8" x 9'1" (4.18 x 2.77)

With power, lighting, double glazed window and double glazed French doors.

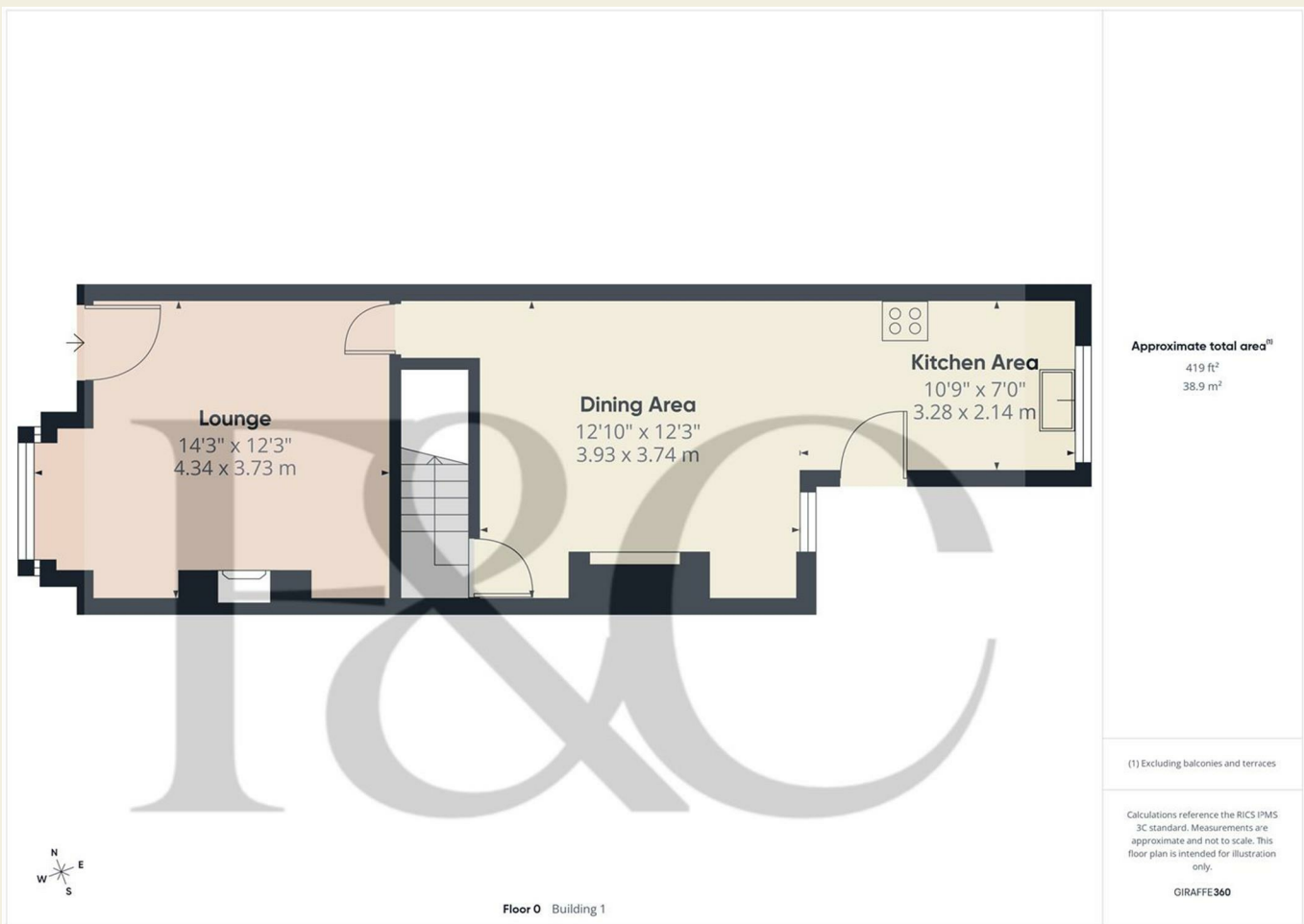


Attached Shed

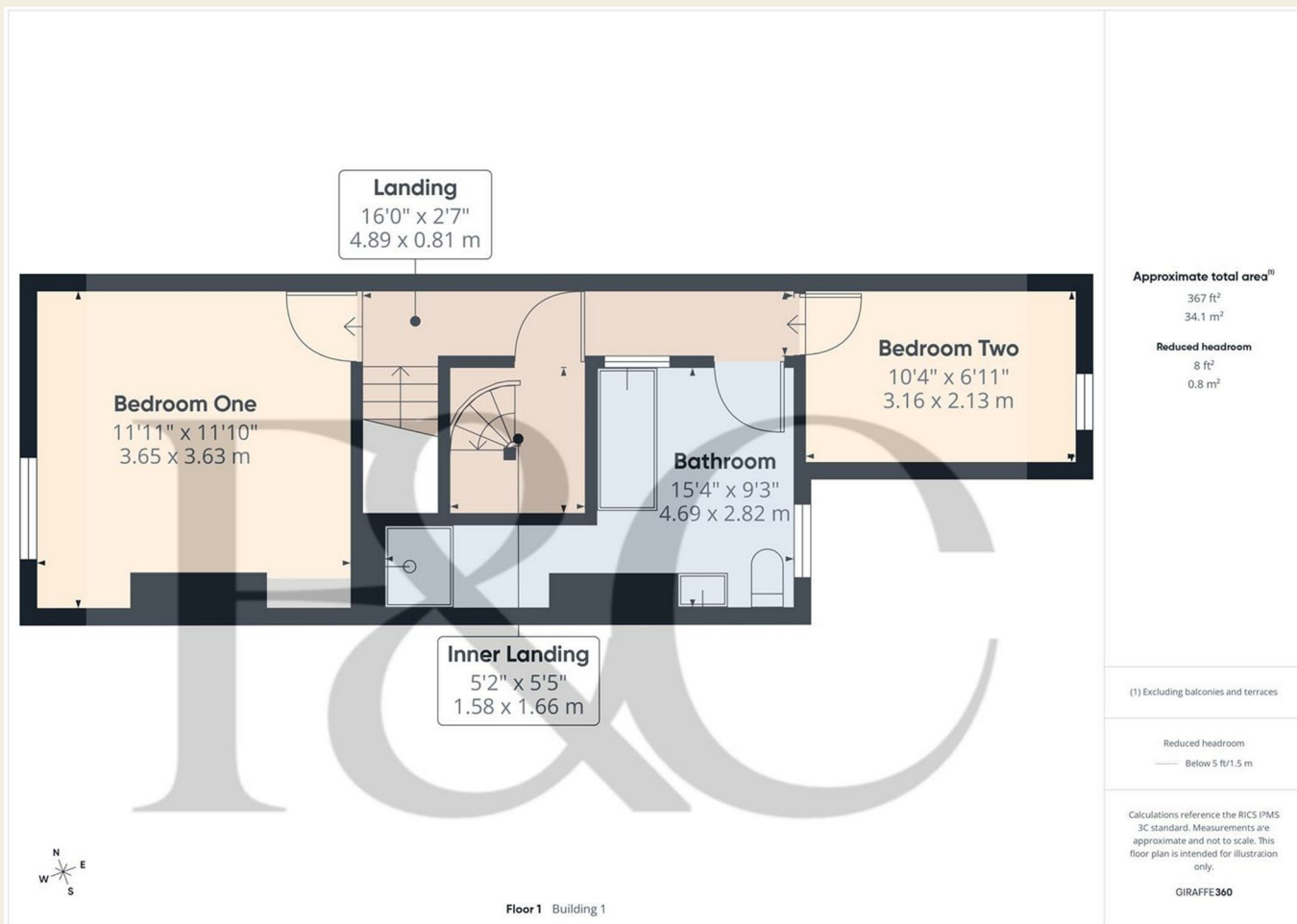
9'4" x 6'3" (2.87 x 1.92)

With door.

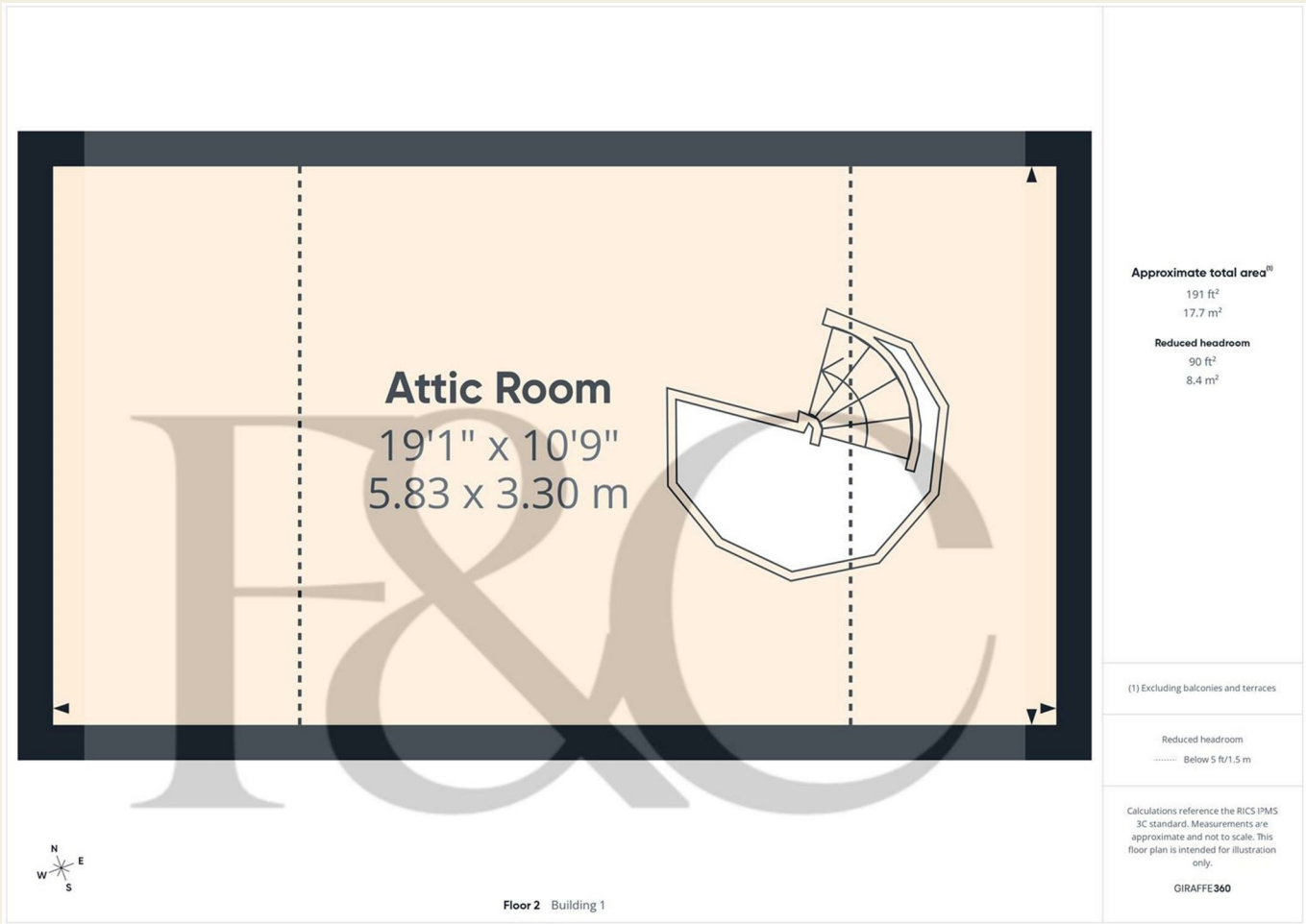
Council Tax Band B



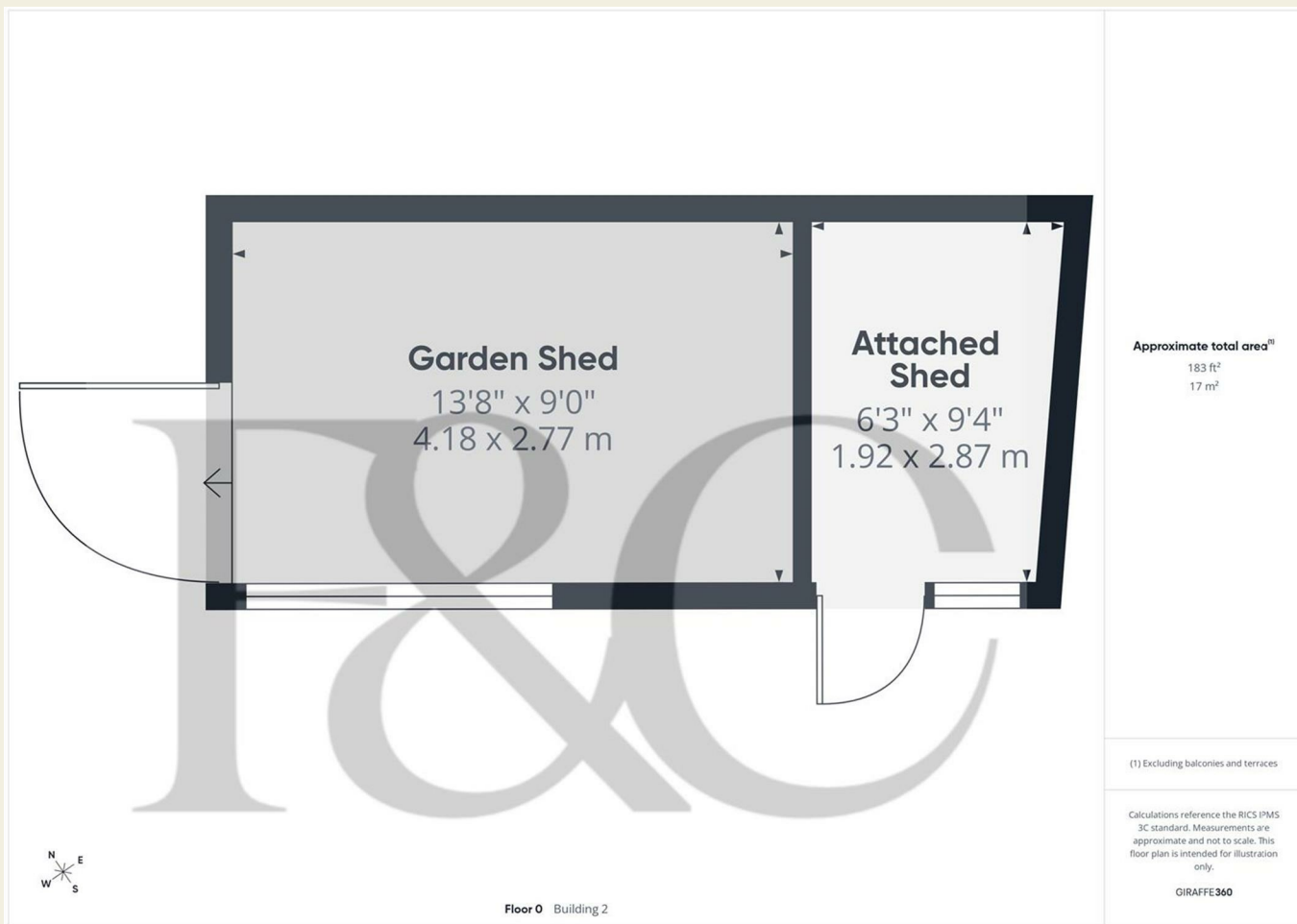
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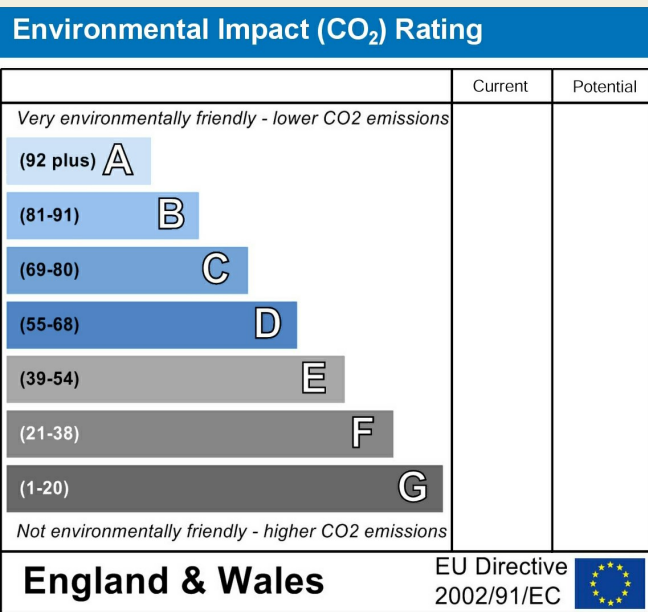
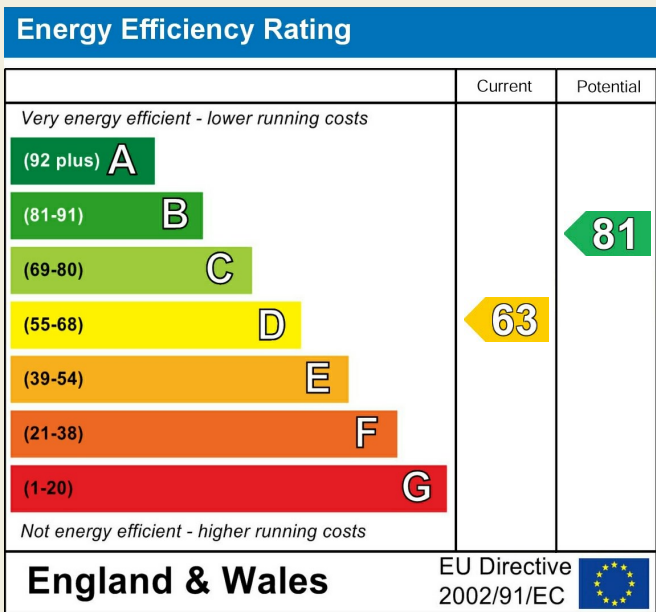
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