



## 14 The Orchard, Belper, DE56 1DF

**£239,950**



Conveniently situated close to Belper town centre and its excellent amenities. A well presented and deceptively spacious Victorian home offering open living with period features, two double bedrooms and a sunny courtyard garden. Viewing is highly recommended.



# 14 The Orchard, Belper, DE56 1DF

£239,950



The welcoming period accommodation comprises open vestibule porch, reception hallway with original plaster cornice and coving, impressive lounge through diner with feature fireplaces, fitted kitchen with useful cellar providing dry storage. To the first floor there is a gallery landing, two generous double bedrooms and bathroom.

The recently upgraded and well maintained property benefits from gas central heating fired by a newly installed combi boiler and UPVC double glazed windows and doors.

To the front of the property is a walled fore garden with shared path to the property. An entry to the side of the property opens into the south facing courtyard garden, well stocked with flowering plants and a sunny seating area.

Situated conveniently within easy reach of the town, 'within the conservation area. Belper is renowned for its historic mills, built by the Strutt family, the forebearers of the industrial revolution and forms part of the UNESCO World heritage corridor, which meanders through the Derwent Valley. The popular market town has a railway station, excellent schools, shopping, bars, restaurants and many leisure facilities. There is easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

An arched open porch has a stylish composite entrance door opening into :

## RECEPTION HALLWAY

A welcoming space with original coving and plaster arch, fan light window, radiator, telephone point, black and white chequered tiled flooring and the stairs climb to the first floor.

## LOUNGE DINER

27'2 x 12' overall measurements (8.28m x 3.66m overall measurements)

## LOUNGE

12 x 14' into bay (3.66m x 4.27m into bay)

The open plan room has a UPVC double glazed bay window to the front, coving, column radiator and a cast iron fire surround with tiled hearth. A built-in cupboard houses the electrical installation and meter.

## DINING ROOM

12' x 12' (3.66m x 3.66m)

Having an exposed brick feature fireplace with quarry tiled hearth and feature pot bellied stove, coving, column radiator and a UPVC double glazed window to the rear.

## KITCHEN

10'5 x 8' (3.18m x 2.44m)

Appointed with a range of beech effect base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Appliances include a n integrated gas oven and gas hob, plumbing for a washing machine and space for an under counter fridge. There is vinyl flooring, with shelving dual aspect UPVC double glazed

windows to the side and rear with a half glazed UPVC entrance door opening onto the garden. Steps provide access to the cellar.

### **CELLAR**

15'6 x 6' (4.72m x 1.83m)

Having light, power and shelving providing a dry storage space..

### **TO THE FIRST FLOOR**

#### **LANDING**

There is a radiator, built-in linen cupboard with shelving and access to the roof void.

#### **BEDROOM ONE**

15'7 x 11'10 (4.75m x 3.61m)

A spacious room with twin UPVC double glazed windows to the front elevation, original coving to the ceiling and radiator.

#### **BEDROOM TWO**

12'4 x 9'6 (3.76m x 2.90m )

There is a radiator, coving and a UPVC double glazed window to the rear elevation enjoying views over Belpers' church spires.

### **BATHROOM**

10'6 x 8' (3.20m x 2.44m)

Appointed with a walk-in tiled shower enclosed with thermostatic shower, pedestal wash hand basin and low flush WC, vinyl flooring, decorative tongue and groove panelling, UPVC double glazed window to the rear elevation and a built-in cupboard houses the Worcester combination boiler, which serves the domestic hot water and central heating system.

### **OUTSIDE**

To the front a walled fore garden planted with shrubs with a shared gateway and path leading to the property. An entry to the side provides access to the rear through a secure wooden gate.

### **GARDEN**

Enjoying a southerly aspect the court yard is paved for ease of maintenance. with raised flower beds and established trees, shrubs and flowering plants to the borders. There is also an outside tap, a high degree of privacy and beautiful stained glass window from the chapel creates a feature. .



## Road Map



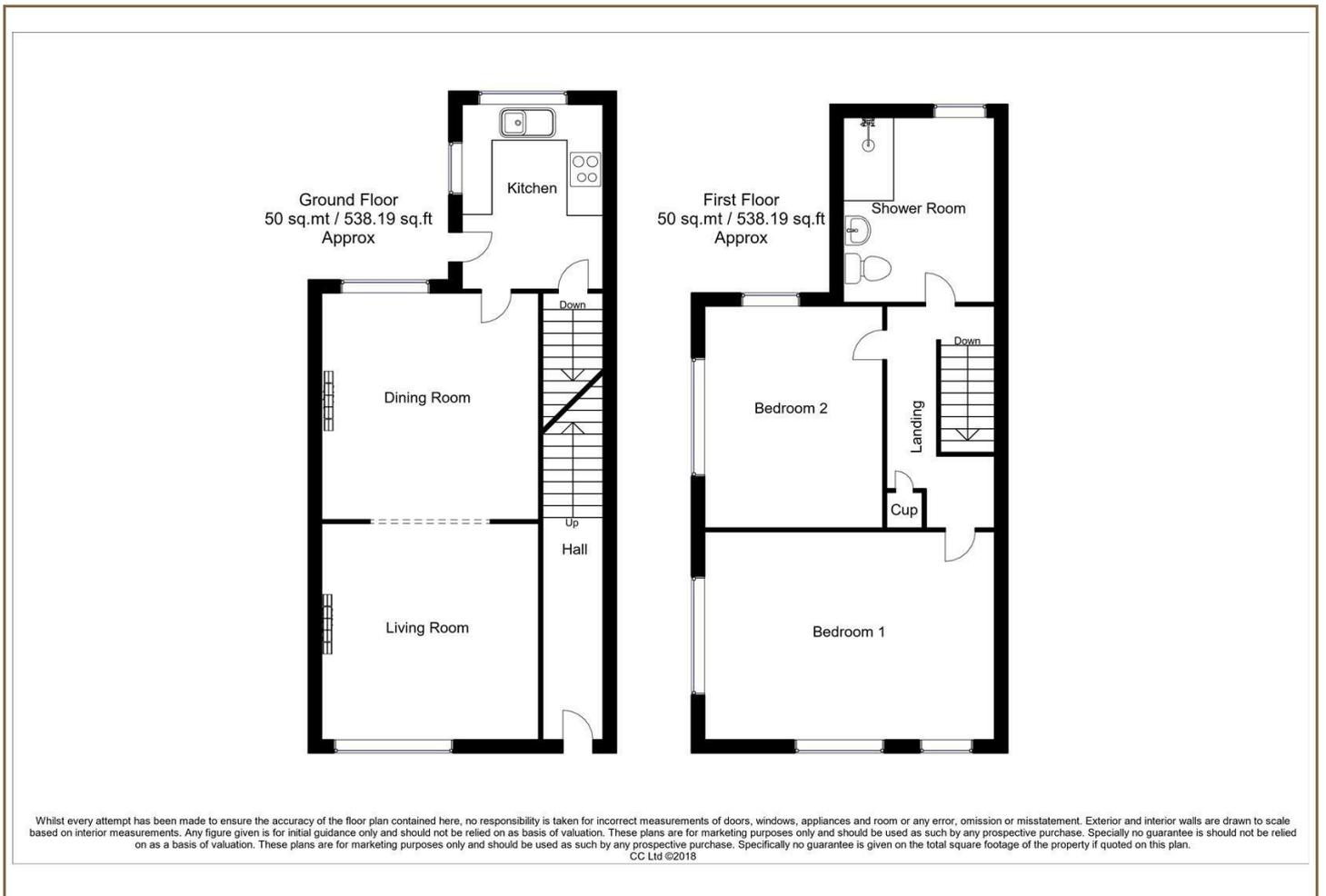
## Hybrid Map



## Terrain Map



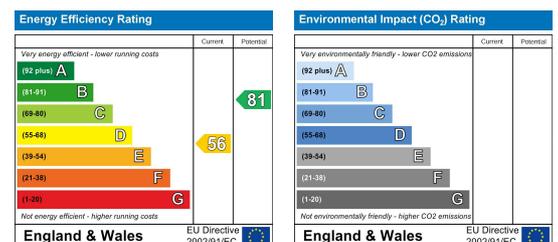
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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