Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

21 Derwent View, Shaw Lane, Milford, Belper, DE56 0RE

£269,950

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Offered with vacant possession/ no chain. A traditional Victorian cottage built by the Strutt estate as a mill foremans' residence. Occupying an elevated position with open aspect to the rear and stunning views over the Derwent Valley. The well presented two bedroomed accommodation has off road parking, garden and rear courtyard. Viewing is highly recommended.

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The charming character property offers welcoming accommodation comprising a light and bright sitting room with period fireplace and box bay window enjoying open views, dining room, home office and a fitted kitchen with pantry. To the first floor there are two good sized bedrooms and a bathroom.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property there is off road parking for two vehicles. A shared path leads to the property with a sunny fore garden. There is access to the rear, where there is an enclosed court yard and an open view.

Milford is a sought after village steeped in history and forms part of the World Heritage corridor with an excellent primary school, village pubs and easy access to Belper, Derby, Nottingham and major road links i.e A38 & M1, whilst A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed entrance door allows access.

SITTING ROOM

11'5 x 14'8 into box bay (3.48m x 4.47m into box bay)

A naturally light room with a UPVC double glazed box bay window flooding the room with natural light, there are polished floor boards, cast iron fireplace with a gas fire and tiled hearth, radiator and a TV aerial point. A stripped pine door opens into :

DINING ROOM

13'3 x 10'11 (4.04m x 3.33m)

Having natural travertine tiled flooring, recessed fireplace with an original pine crockery cupboard with shelving above, radiator and UPVC double glazed French doors open onto the rear yard. The stair climb up to the first floor landing.

HOME OFFICE

9'3 x 5'9 (2.82m x 1.75m)

Converted from the original outhouses to create an ideal work space with matching Travertine tiled flooring, radiator, Velux skylight and electrical installation.

FITTED KITCHEN

12' x 7' (3.66m x 2.13m)

Appointed with a range of light oak base cupboards, drawers, eye level units and glazed display cabinets with granite effect rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and twin UPVC double glazed windows to the rear. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for a washing machine and space for a fridge freezer in the useful under stairs pantry with shelving, light and power.

TO THE FIRST FLOOR

LANDING

Having stripped and polished floor boards.

BEDROOM ONE

16'3 x 11'1 (4.95m x 3.38m)

A generous room with polished floor boards, radiator, a range of built-in wardrobes and drawers and a UPVC double glazed window to the front elevation enjoying far reaching views over the Derwent Valley.

BEDROOM TWO

11'1 x 9'9 (3.38m x 2.97m)

Having a UPVC double glazed window to the rear elevation, pine floor boards and a radiator.

BATHROOM

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and a low flush WC. There is decorative tongue and groove panelling, shelving, UPVC double glazed window to the rear elevation, polished floor boards and a radiator. The wall mounted Worcester boiler serves the domestic hot water and central heating system.

OUTSIDE

To the front of the property is a driveway providing off road parking for two vehicles. A shared path to the side allows access to the elevated fore garden, which is laid to lawn with shrubs and flowering plants. A south facing paved seating area is perfect for alfresco dining and entertaining. To the rear of the property is a walled courtyard garden with a brick built outbuilding and a lane to the rear allows access.

Road Map

Hybrid Map

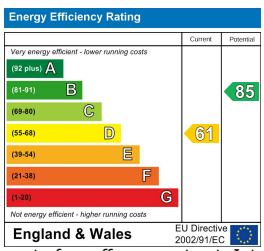
Terrain Map

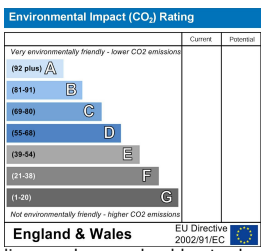
Floor Plan

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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