Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

7 Canada Street, Belper, DE56 1PF

£189,950

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A traditional double fronted character cottage offering two double bedroom accommodation with two reception rooms, situated conveniently close to Belper and its excellent amenities. There is a sunny enclosed garden. Viewing is strongly recommended.

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The deceptively spacious and naturally light accommodation comprises an entrance lobby, sitting room, dining room with useful under stairs storage and a fitted kitchen. To the first floor there are two double bedrooms and a generous family bathroom.

Benefiting from UPVC double glazed windows and gas central heating

The rear enclosed garden is laid to lawn enjoying a south westerly aspect.

Situated conveniently in a popular area of Belper with easy access to excellent local amenities ie schools, shops and within walking distance of the town with its busy railway station, bars, restaurants and leisure facilities. Having 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

A UPVC double glazed entrance door allows access.

ENTRANCE LOBBY

There is wood grain tiled flooring and stairs climb to the first floor.

SITTING ROOM

11'11 x10'7 (3.63m x3.23m)

Having a feature cast iron fire surround, wall lighting and dual aspect UPVC double glazed windows to the front and rear, which floods the room with natural light. There is a wood grain effect tiled flooring, TV aerial point, satellite connection and a radiator.

DINING ROOM

11'11 x 7'11 ext to 11'10 into pantry
(3.63m x 2.41m ext to 3.61m into pantry)

Having a useful understairs pantry with light, UPVC double glazed window to the front, radiator and a glazed door opens into :

KITCHEN

12'5 x 8'1 (3.78m x 2.46m)

Appointed with a range of light oak base cupboards, drawers and eye level units with glazed display cabinets and granite effect rolled top work surface over incorporating a porcelain one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for a washing machine and under counter space for a fridge and freezer. There is ceramic tiled flooring, heated towel radiator, pendant lighting, UPVC double glazed window to the rear and a half glazed UPVC entrance door allows access to the garden. The Vaillant combi boiler serves the domestic hot water and central heating system.

FIRST FLOOR LANDING

LANDING

BEDROOM ONE

11'10" x 10'9" +wardrobe (3.63m x 3.30m +wardrobe)

A well proportioned room with dual aspect UPVC double glazed windows to the front and rear elevations, radiator and an in-built wardrobe.

BEDROOM TWO

12' x 7'11 (3.66m x 2.41m)

Having a radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Appointed with a three piece suite comprising a walk-in double shower enclosure with a thermostatic shower, low flush WC and a wash hand bowl and contemporary wash stand, illuminated mirror, extractor fan, decorative tongue and groove panelling with splash back tiling, heated towel radiator, vinyl flooring and a UPVC double glazed window to the rear elevation with opaque patterned glass.

GARDEN

The rear enclosed garden is mainly laid to lawn with a sunny paved seating area, outside lighting, outdoor tap and a wooden garden shed.

Road Map

Hybrid Map

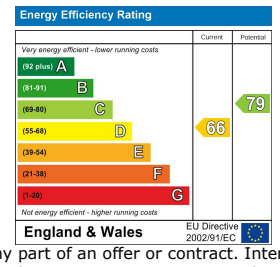
Terrain Map

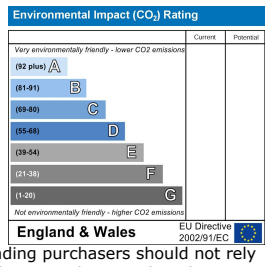
Floor Plan

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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