



September Cottage, 45a Hillside Rise, Belper, Derbyshire, DE56 1NH

£375,000



A beautifully presented stone built detached cottage situated in a cul de sac location close to Belper. Commanding an elevated position enjoying panoramic countryside views over The Chevin. The extended property offers generously proportioned two bedroomed accommodation with modern open plan living. There is generous car parking, detached garage and well stocked landscaped gardens. Viewing is essential.



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The charming detached accommodation offers modern open plan living comprising living dining kitchen equipped with stylish units and integrated appliances with breakfast area, utility room and guest WC. There is a generous sitting room with feature fireplace housing a log burning stove and garden room with French doors opening onto the patio. To the first floor are two double bedrooms (master with wet room style ensuite and walk-in wardrobe) and luxury family bathroom. There is planning permission to create a 3rd bedroom (AVA/2021/0695).

Benefiting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and alarm system.

To the front of the property is ample car parking and detached garage. Steps lead to the well stocked landscaped gardens with lawn, vegetable plot, mature trees, shrubs and flowering plants to the borders. There is a paved seating area, perfect for alfresco dining, entertaining and enjoying the stunning views over Belpers' countryside.

Situated conveniently close to Belper with its excellent shopping, busy railway station, bars, restaurants and leisure facilities. Belper is renowned for its historic Mills, character and charm, all within easy reach of Derby and Nottingham via major road links including the A6, A38 and M1, whilst providing the gateway to the beautiful Peak District.

ACCOMMODATION

A cottage style entrance door opens into:

KITCHEN AREA

Appointed with a range of cream shaker style base cupboards, drawers and larder cupboards with black rolled top work surface over incorporating an inset porcelain bowl with mixer tap and splash back tiling. Integrated appliances include dishwasher, fridge, freezer, double electric oven and induction hob. There is ceramic tiled wood effect flooring with under floor heating, central island unit, Useful understairs store cupboard and UPVC double glazed window provides views over the gardens. Open into :

BREAKFAST AREA

10'3 x 6'6 (3.12m x 1.98m)

(extending to 19'9 overall) With UPVC double glazed windows, matching wood effect tiled flooring, radiator, wall lights, television aerial point and built-in seating area with cupboard.

LOBBY

Having tiled flooring, recessed shelving and access to the extension roof void.

GUEST WC

Comprising a low flush WC, vanity wash hand basin with splash back tiling, matching ceramic tiled floor, radiator, Velux skylight and electrical installation.

UTILITY AREA

Having a half glazed entrance door providing access to the rear, slimline stainless steel sink with mixer taps and splash back tiling, base cupboards with work surface over, plumbing for washing machine, wood effect ceramic tiled floor, extractor system and wall mounted Valiant Combi boiler (serves the domestic hot water and central heating system).

SITTING ROOM

17'5 x 13'6 (5.31m x 4.11m)

Having a brick built fireplace with wooden mantel and flagstone hearth housing a Portway log burning stove, two eye level Windows to the side, wall lights, television aerial point, telephone point, radiator and French doors open into:

GARDEN ROOM

13' x 7'8 (3.96m x 2.34m)

Having a Velux skylight which floods the room with natural light, UPVC double glazed windows to the front enjoying open views, oak veneer flooring, radiator and exposed feature stone wall. French doors lead out to the garden.

FIRST FLOOR LANDING

With wooden balustrade and window to the rear elevation with opaque glazing.

BEDROOM ONE

13'5 x 10'4 (4.09m x 3.15m)

(extending to 17'5) Having UPVC double glazed window to the front elevation, radiator, television aerial point, BT connection point, wall lights and access to the loft space with pull down ladder and light. There is a walk-in wardrobe with built-in shelving, hanging facility and drawers.

ENSUITE WETROOM

8'6 x 6'7 (2.59m x 2.01m)

Appointed with walk-in glazed shower enclosure with mosaic tiled floor, tiled walls and thermostatic shower over, vanity wash hand basin and low flush WC. There is Inset spot lighting, heated towel radiator, extractor fan and UPVC double glazed window to the side.

BEDROOM TWO

11'4 x 8' (3.45m x 2.44m)

UPVC double glazed window to the front, wall lights, radiator and access to a second spacious roof void with pull down ladder and light.

LUXURY BATHROOM

Appointed with a stylish three piece suite comprising panelled bath with shower screen and shower over, pedestal wash hand basin and low flush WC. There is a Velux skylight window, heated towel rail and complementary floor and wall tiling with feature stone border tile.

OUTSIDE

To the front of the property is ample car parking and leading to a detached garage. Steps lead through a wooden gate to the beautifully landscaped garden.

GARAGE

19'4 x 11'9 (5.89m x 3.58m)

Having a roller shutter electric door, light, power and personal door to the side.

GARDEN

Wooden gates open onto a lawned area with path leading up to through the, vegetable garden and well stocked terraced borders to an elevated paved patio area, perfect for alfresco dining and entertaining. There is outside lighting, tap and a gate to the side opens onto Hillside Rise.



Road Map



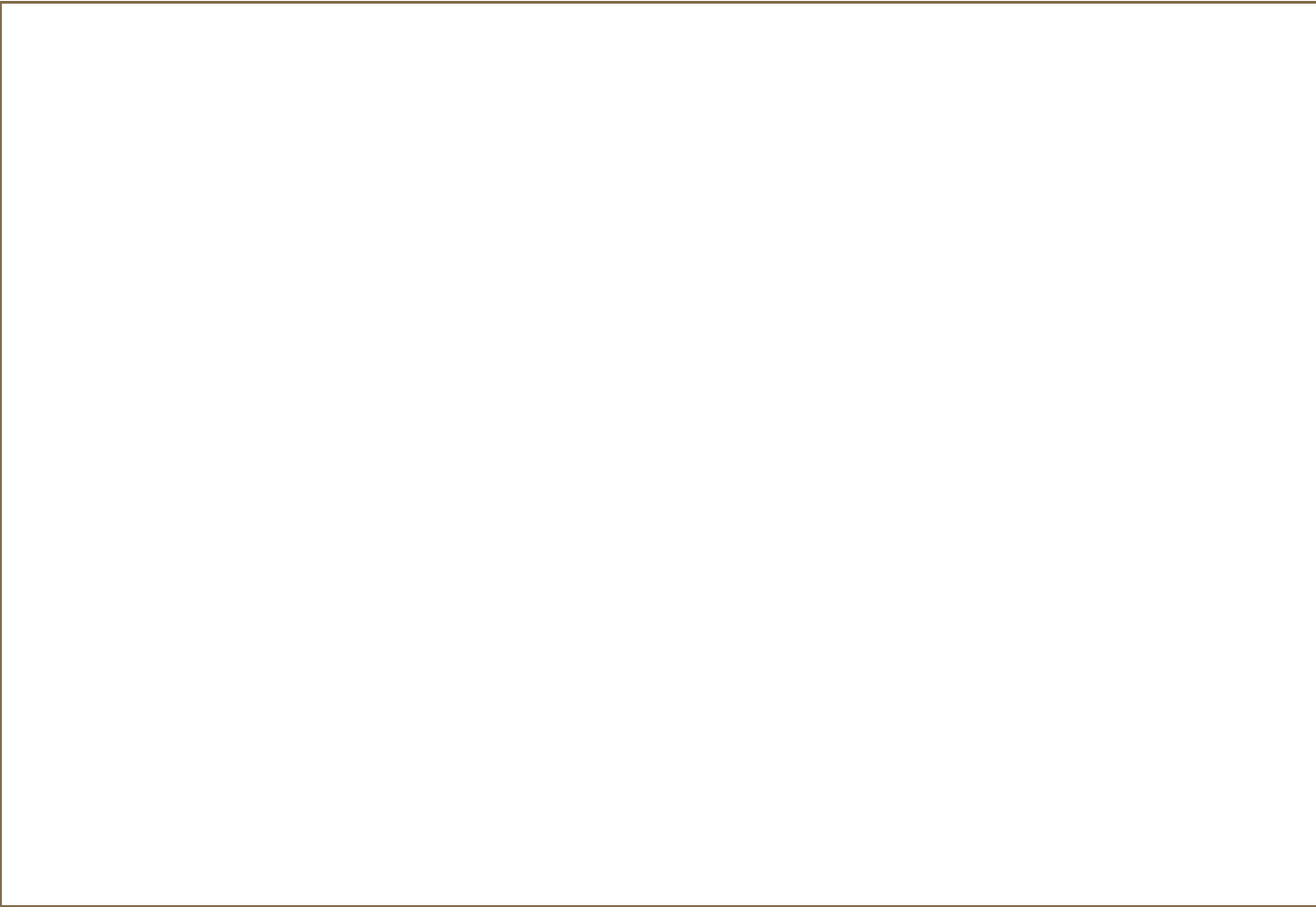
Hybrid Map



Terrain Map



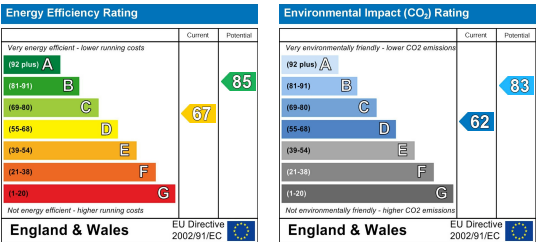
Floor Plan



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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