Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Garden Cottage, 110 Marsh Lane, Belper, Derbyshire, DE56 1GT

£495,000

5 2 3 D

Situated in a quiet backwater location close to Belper and its excellent amenities. The character stone cottage has been extended to provide generously proportioned five bedroom accommodation with mature gardens, double garage, ample parking and an allotment plot. Viewing is strongly recommended to appreciate the lifestyle on offer.

Garden Cottage, 110 Marsh Lane, Belper, Derbyshire, DE56 1GT

£495,000

Situated at the end of a long driveway, just off Marsh Lane in Belper, this is a well appointed five bedroom semi detached property which has been significantly extended to offer generous family accommodation comprising entrance porch, reception hallway, sitting room, garden room, well equipped kitchen with integrated Neff appliances, utility room, boot room and a ground floor shower room with WC. To the first floor there are five bedrooms and a luxury family bathroom.

Overlooking St John's School, this spacious family home benefits from gas central heating and double glazed character windows and doors.

Outside the property benefits from a generous lawned garden, located to the front of the property which boasts a range of lawns, well stocked borders, raised patio area, fish ponds and pathways and there is a driveway leading to a car standing area and access to a detached double garage.

The sought after market town of Belper is within easy walking distance of the cottage. Belper is renowned for its historic Mills, character and charm with the River Derwent flowing through the town. Having a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is ease of access to the Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A hardwood cottage style entrance door allows access.

ENTRANCE PORCH

Having ceramic tiled flooring, triple aspect double glazed windows, two radiators, inset spot lighting and a door intercom system.

RECEPTION HALLWAY

11'5 x 10' (3.48m x 3.05m)

There is a side apex window to the front, beams to the ceiling, recessed shelving, radiator, double glazed window to the rear and stairs climb to the first floor.

SITTING ROOM

15'9 x 12' (4.80m x 3.66m)

Being central to the property with the focal point being an original stone fireplace with flagstone hearth and a wood fired cast iron stove, feature exposed stone wall, beams to the ceiling, original in- built crockery cupboard, TV aerial point, radiator dual aspect windows to the rear and a full height window to the front overlooks the garden. A latch door opens into :

DINING KITCHEN

13'9 x 12'9 (4.19m x 3.89m)

Appointed with a quality range of cream shaker style base cupboards, drawers and eye level units with solid wood block work

surface over incorporating a composite sink drainer with mixer taps, upstand and splash back tiling. Integrated Neff electric oven, gas hob, extractor hood, dishwasher and under counter fridge. Has the benefit of underfloor heating. There are beams to the ceiling, double glazed window overlooking St John's School and space for a dining table and a latch door opens with step down into :

GARDEN ROOM

12'7 x 9'1 (3.84m x 2.77m)

A bright and sunny room with double glazed windows to the front, solid oak flooring, wall lighting, radiator and hard wood double glazed French doors open onto the patio.

UTILITY ROOM

13'9 x 7'2 (4.19m x 2.18m)

There is a feature exposed stone wall, double glazed window to the side, terracotta effect ceramic tiled flooring, inset spot lighting, plumbing for an automatic washing machine, range of coat hanging and radiator.

GROUND FLOOR SHOWER ROOM

Appointed with a double shower enclosure with thermostatic shower over, wall mounted wash hand basin and a low flush WC, towel radiator, inset spot lighting, complementary half tiling and a double glazed window to the front.

BOOT ROOM

A stable style hard wood entrance door opens to the front.

TO THE FIRST FLOOR

SPLIT LEVEL LANDING

There are twin double glazed windows to the rear elevation, radiator, access to the roof void and a built-in airing cupboard houses the pressurised hot water cylinder and provides linen storage.

BEDROOM ONE

13'2 x 12'10 (4.01m x 3.91m)

There are polished wooden floor boards, radiator, hard wood double glazed window to the front elevation, overlooking the garden

and a recessed wardrobe with handing and shelving.

BEDROOM TWO

16'8 x 9'3 (5.08m x 2.82m)

Having twin hardwood double glazed windows to the front elevation, two radiators, polished wooden floor boards and an in-built wardrobe with shelving and hanging.

BEDROOM THREE

9'6 x 9'1 (2.90m x 2.77m)

There is wood effect flooring, hardwood double glazed window to the rear and radiator.

BEDROOM FOUR

9'5 x 9'3 (2.87m x 2.82m)

Having wood effect flooring, radiator, TV aerial point, latch door and a double glazed window to the front elevation.

BEDROOM FIVE

9'5 x 9'2 (2.87m x 2.79m)

Having a hard wood double glazed window to the front elevation, radiator and recessed shelving.

LUXURY FAMILY BATHROOM

9'11 x 6'11 (3.02m x 2.11m)

Appointed with a double walk-in shower enclosure with a two thermostatic showers, pedestal wash hand basin and a low flush WC, complementary tiling, wall lighting, extractor fan, heated towel radiator and ceramic tiled flooring.

OUTSIDE

The property is approached via a shared driveway which separates off onto a private drive leading to a turning space, providing car parking and leading to :

GARAGE

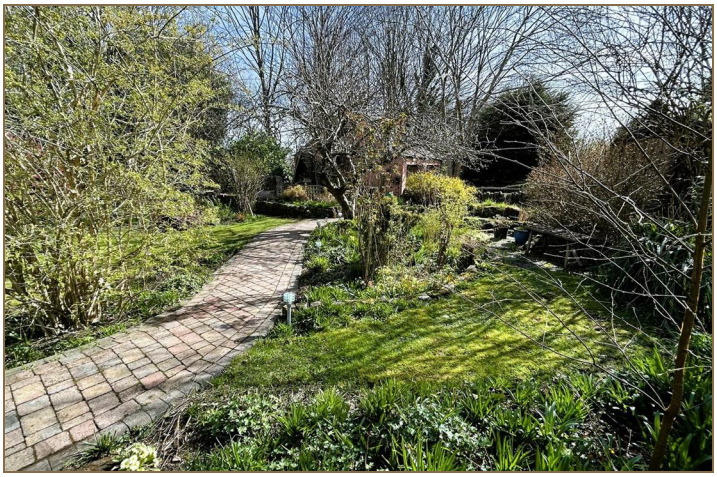
18' x 18'10 (5.49m x 5.74m)

Having two up and over doors, light, power and over head storage.

GARDEN

The property benefits from a pretty cottage garden, mainly laid to lawn with paths

meandering through well stocked borders, to a sunny patio area. There is a gravelled bed with fish pond and mature trees, shrubs and flowering plants. There is a wooden garden shed, outside tap and feature external lighting and power points. The productive vegetable garden is perfect to grow your own produce, with raised beds and fruit canes in the allotment plot.

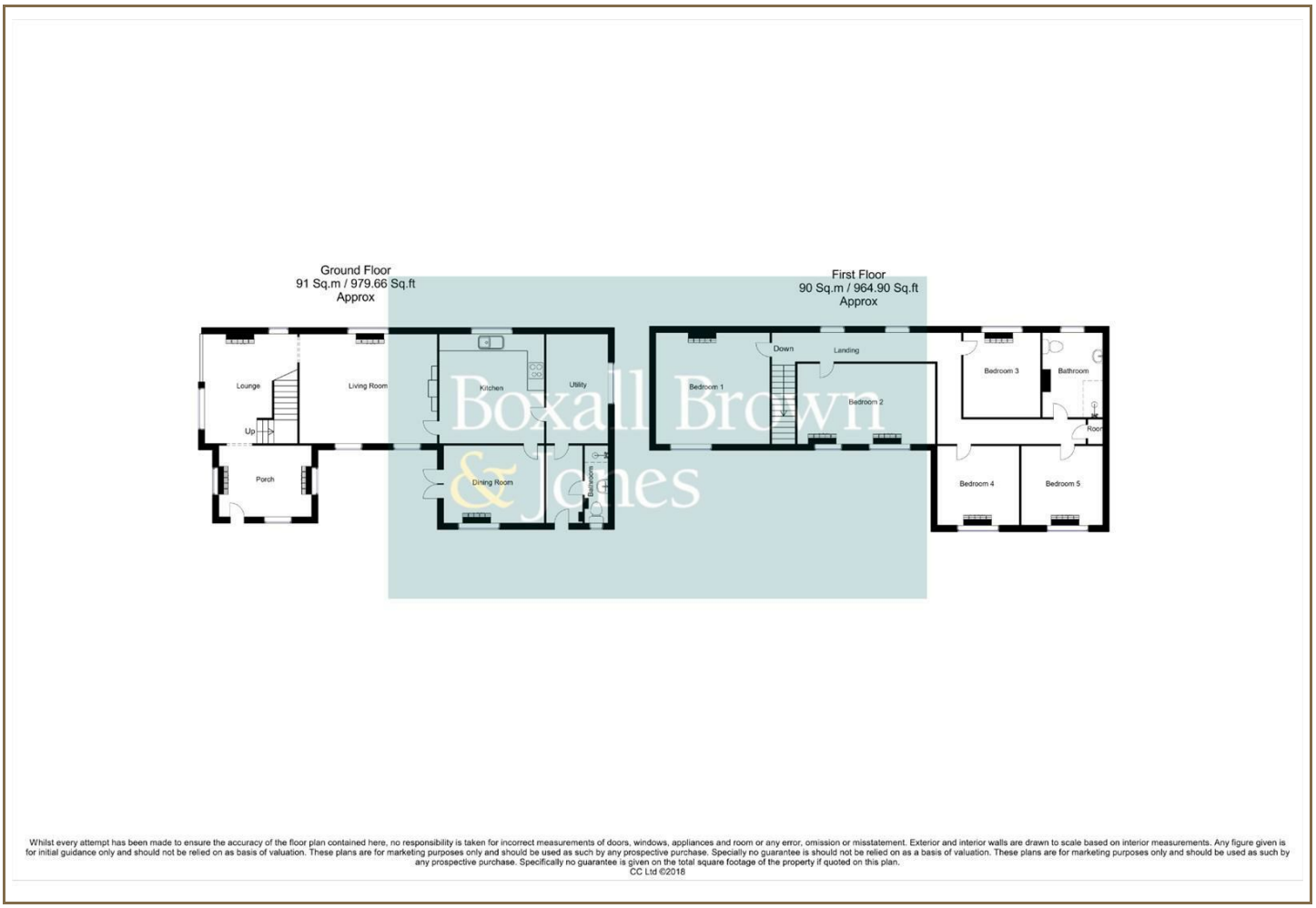


Road Map

Hybrid Map

Terrain Map

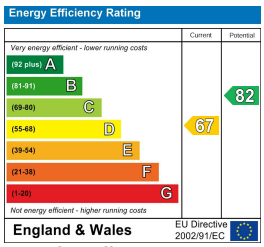
Floor Plan

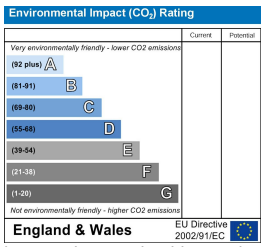


Viewing

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk