



## 18 The Orchard, Belper, DE56 1DF

**£239,950**



Offered with vacant possession/ no chain. A well presented traditional Victorian semi detached family home offering generously proportioned two double bedroom accommodation with character and many original features. Situated close to Belper town centre and its excellent amenities. Viewing is highly recommended.



# 18 The Orchard, Belper, DE56 1DF

£239,950



The welcoming period home is late Victorian (circa 1886) having immense character and charm. An open porch leads to entrance hallway with original plaster archway and stairs. There is a sitting room to the front with an original sash bay window, dining room with original crockery cupboard and a fitted kitchen having access to the cellar. To the first floor there is an elegant gallery landing, two generous double bedrooms and bathroom.

Benefitting from majority UPVC double glazed windows and doors and electric heating.

To the front of the property is a fore garden, a path to the side allows access to the rear south facing courtyard garden.

Conveniently situated 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

A vestibule entrance porch with chequered quarry tiled flooring has a UPVC entrance door.

## ENTRANCE HALLWAY

Having an original plaster archway, coving, electric heater and stairs climb off to the first floor.

## SITTING ROOM

13'11 x 12' (4.24m x 3.66m)

An elegant room with an original sash bay window to the front, tall ceiling with coving, deep skirting, TV aerial point and an original period fire surround with a marble insert and hearth housing a living flame gas fire.

## DINING ROOM

12'5 x 12'2 (3.78m x 3.71m)

There is an original period fire surround with marble insert and hearth housing a newly installed living flame gas fire, deep skirting, built-in original crockery cupboard with shelving, telephone point and a UPVC double glazed window to the rear.

## FITTED KITCHEN

10'4 x 7'11 (3.15m x 2.41m)

Appointed with a range of cream shaker style base cupboards, drawers and eye level units with wood block effect work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. There is

a gas cooker, plumbing for a washing machine, space for a fridge freezer. UPVC double glazed window to the rear and a half glazed entrance door allows access to the side. There is access to :

### **CELLAR**

Steps lead to a dry storage area with original cold shelf, light, electric & gas meters and coal chute.

## **TO THE FIRST FLOOR**

### **GALLERY LANDING**

#### **BEDROOM ONE**

15'9 x 12'2 (4.80m x 3.71m )

A generous room with twin UPVC double glazed windows to the front elevation, coving to the ceiling, original cast iron fireplace, deep skirting and an electric wall radiator.

#### **BEDROOM TWO**

12'7 x 9'7 (3.84m x 2.92m )

There is an original cast iron fireplace, deep skirting, UPVC double glazed window to the rear elevation and an electric wall heater.

### **BATHROOM**

Appointed with a three piece blue suite comprising a panelled bath, low flush WC and a vanity wash hand basin with storage beneath. UPVC double glazed window to the rear, electric heater and a built-in airing cupboard, houses the copper hot water cylinder.

### **OUTSIDE**

To the front of the property is walled fore garden with a path leading to the front entrance. A path to the side provides access through a secure wooden gate into a walled courtyard with flagstone paving enjoying a southerly aspect and views of Belpers' church spires.



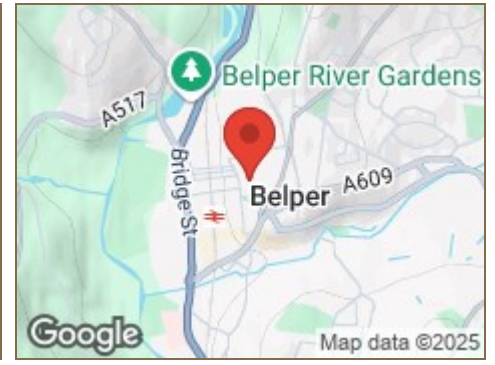
## Road Map



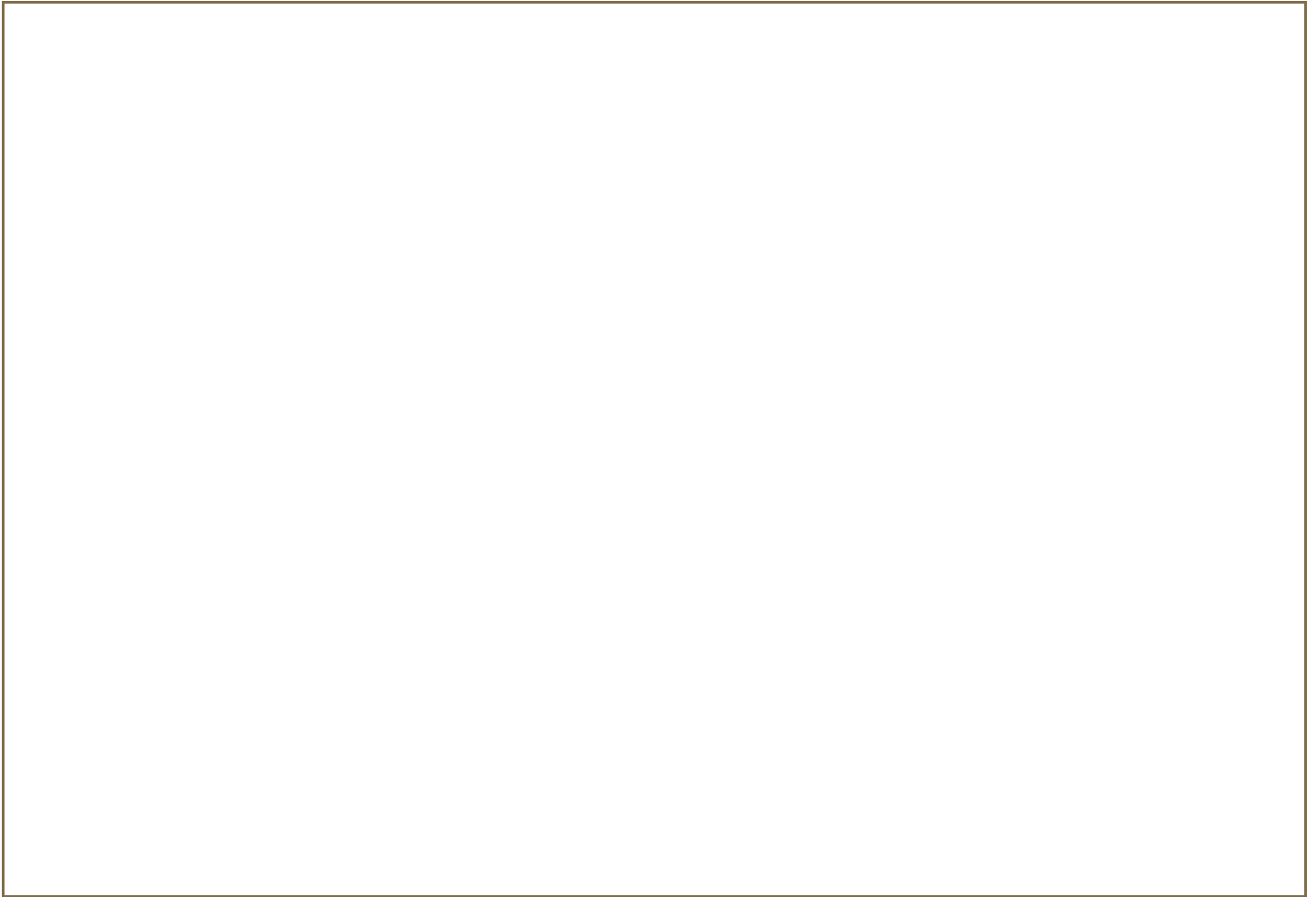
## Hybrid Map



## Terrain Map



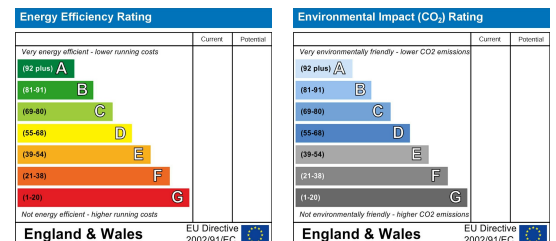
## Floor Plan



## 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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