



## The Old Corner Shop, 17 & 19 St. Johns Road, Belper, DE56 1JE

**£315,000**



Situated in the heart of Belpers' conservation area. A rare opportunity to acquire a former corner shop with an adjacent one bedroom cottage. A traditional 3 double bedroomed semi detached family home has car parking and rear garden. Offering versatile living. Viewing is strongly recommended.



# The Old Corner Shop, 17 & 19 St. Johns Road, Belper, DE56 1JE

**£315,000**



Offered with vacant possession/ no chain. No 19 has been converted to a family home offering welcoming accommodation comprising a lounge diner, fitted kitchen, sitting room, cellar, three bedrooms, study area and a bathroom. No 17 is the adjacent one bedroom cottage with kitchen, lounge, bedroom and shower room.

Both properties benefit from UPVC double glazed windows and doors, gas central heating and external insulation.

To the side of the property is a driveway providing off road parking and leads to the rear garden. The generous garden is laid to lawn with a stone built outhouse and pigeon sheds

Situated within the conservation area, conveniently close to Belper and its busy railway station, excellent schools, shops, bars, restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm with many river and countryside walks near. 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 No19**

A UPVC entrance door allows access.

## **LOUNGE DINER**

23'8 x 13'7 (7.21m x 4.14m )

A generous room with dual aspect UPVC double glazed windows to the front and rear, two radiators, TV aerial point and an Adams style fire surround with marble hearth and insert houses a gas fire. A latch door opens into :

## **REAR LOBBY**

There is a radiator and pantry providing excellent storage, having a UPVC double glazed window, light and shelving.

## **FITTED KITCHEN**

12'5 x 6'2 (3.78m x 1.88m )

Well equipped with a range of oak effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps and splash tiling. Integrated appliances include an electric oven, microwave, induction hob, extractor hood, plumbing for a washing machine and space for a fridge. There is vinyl flooring, UPVC double glazed window and a half glazed UPVC entrance door opens to the rear courtyard.

## **INNER HALLWAY**

There is a range of coat hanging, access to the cellar and stairs climb to the first floor.

## **SITTING ROOM**

12' x 10'1 (3.66m x 3.07m )

Having a UPVC double glazed window to the front, a stone built open fire place with TV plinth, TV aerial point and a telephone point.

## **TO THE FIRST FLOOR**

## **LANDING**

## **BEDROOM ONE**

13'4 x 12' max measurements (4.06m x 3.66m max measurements)

There is a range of built-in wardrobes providing hanging, shelving and a dressing table, UPVC double glazed window to the front elevation and a radiator.

## **BEDROOM TWO**

11'2 x 8'11 (3.40m x 2.72m)

Having a UPVC double glazed window to the rear elevation, radiator, original fireplace and a walk-in wardrobe/ box room providing storage.

### **BEDROOM THREE**

12' x 8'10 (3.66m x 2.69m )

There is a UPVC double glazed window to the front elevation, original fireplace, radiator and twin double wardrobes provide hanging and shelving.

### **STUDY AREA**

6'7 x 4'6 (2.01m x 1.37m )

There is access to the bathroom.

### **BATHROOM**

Appointed with a panelled bath, pedestal wash hand basin and a low flush WC, UPVC double glazed window to the rear, radiator, complementary tiling and a built-in airing cupboard with a hot water cylinder and cold water tank. There is access to the roof void.

### **No 17**

### **LOUNGE**

12'6 x 12' (3.81m x 3.66m )

Having a UPVC double glazed window to the front, radiator, wall mounted gas fire and an in-built cupboard houses the meters.

### **KITCHEN**

7'4 x 6'6 (2.24m x 1.98m )

There is a sink drainer with mixer taps, base

cupboards and wall mounted units, gas cooker point, plumbing for the washing machine, a UPVC double glazed window and a half glazed entrance door provides access to the rear.

### **BEDROOM**

12'2 x 11'10 (3.71m x 3.61m)

There is a radiator, UPVC double glazed window to the front elevation and a built-in cupboard houses the Baxi combi boiler (serving the domestic hot water and central heating system).

### **SHOWER ROOM**

Appointed with a quadrant shower enclosure with a thermostatic shower, low flush WC and a pedestal wash hand basin, heated towel radiator. UPVC double glazed window and complementary tiling.

### **OUTSIDE**

To the side of No 19 there is a driveway providing ample off road parking and access to the rear garden. The tiered garden is laid to lawn with a stone built out building, pigeon shed and store. The courtyard extends to the rear of both properties with a paved area and two brick built out houses.



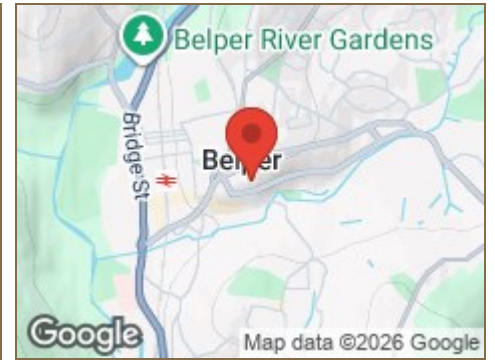
## Road Map



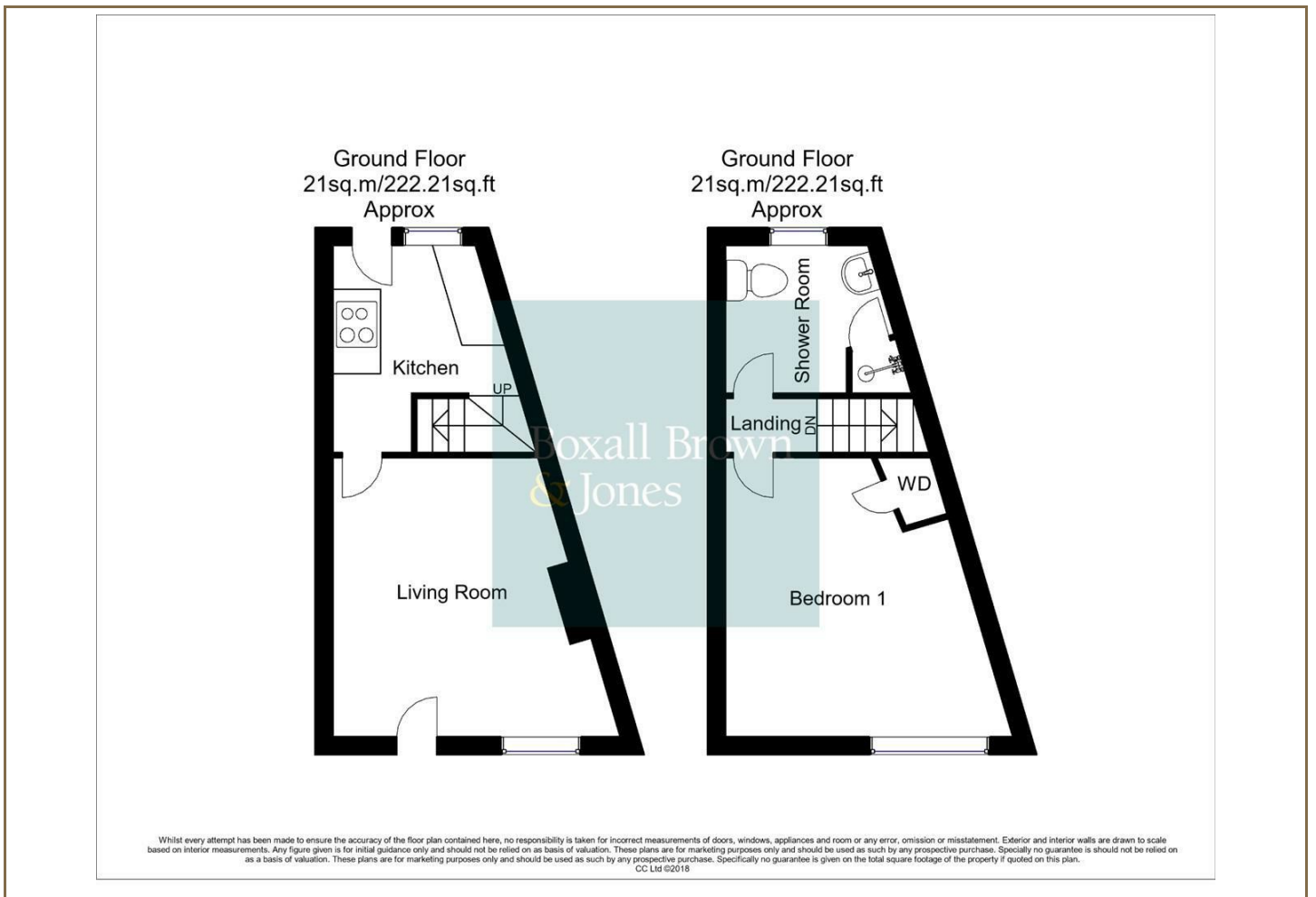
## Hybrid Map



## Terrain Map



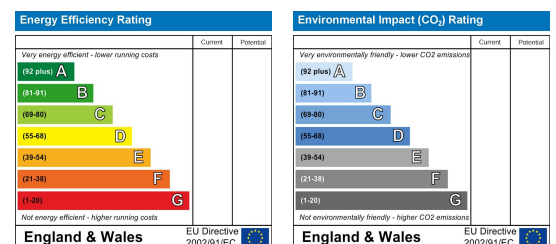
## Floor Plan



## 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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