



## 42 Bridge Street, Belper, DE56 1AX

**£400,000**



A charming Victorian palisade family home situated centrally to the town centre, located within Belpers' conservation area. Offering deceptively spacious yet versatile four bedroom period accommodation with many original features and a mature garden. Viewing is strongly recommended.



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The welcoming accommodation has an open entrance porch, reception hallway with chequered tiled flooring, coving and plaster archway, a generous sitting room with a period open fire and classic bay window, dining room with the original cast iron working range and a well equipped kitchen having French doors opening into the beautiful garden. To the first floor there is a gallery landing with three bedrooms, a family bathroom with a four piece suite and stairs climb to the second landing, where there is a generous attic bedroom with an en-suite WC.

The Victorian property circa 1897 forms part of Devonshire Terrace, a row of Strutt built properties built for the towns' professionals. Boasting many original and character features with original hardwood windows and doors fitted with secondary glazing with some UPVC windows to the rear of the property. Having gas central heating fired by a Baxi boiler.

To the front of the property is a fore garden with palisade detail. An entry to the side provides access to the mature rear garden, well stocked with ornamental trees, shrubs and flowering plants with a sunny seating area and a paved patio, perfect for alfresco dining and entertaining.

Belper is a bustling town renowned for its

historic mills, character and charm with the River Derwent flowing through. The historic town built by the Strutt family, forms part of the UNESCO World Heritage corridor, playing an important part in the birth of the industrial revolution. There is a busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to major road links to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A palisade open porch with a period entrance door allows access.

## ENTRANCE HALLWAY

Having original chequered tiled flooring, coving, cornice and plaster archway, radiator, stripped panelled doors and the elegant staircase climbs to the first floor.

## SITTING ROOM

17'5 x12'11 into bay (5.31m x3.94m into bay )

A naturally light room with an original bay window, fitted with secondary glazing, polished wooden floor boards with original deep skirting, coving and ceiling rose. An open fire with an impressive Victorian marble fire surround and slate hearth, radiator, TV aerial point and period panelled pine door.

## DINING ROOM

14'5 x 13'10 (4.39m x 4.22m )

A generous room with a full height range of built-in book shelves, original in-built stripped pine crockery cupboards, polished floor boards, window to the rear overlooking the garden, radiator and the original working black cast iron range. A useful pantry has light, power and quarry tiled flooring.

## KITCHEN

17'9 x 8'1 (5.41m x 2.46m )

Well equipped with a range of bespoke pine base cupboards, drawers and a range of shelving with stainless steel work surface and splash back incorporating a sink drainer with mixer taps and splash back tiling. Space for a gas range cooker, with extractor hood, space for a fridge freezer, plumbing for an automatic washing machine and dishwasher. There are two windows to the side, ceramic tiled flooring and UPVC double glazed French doors open onto the garden. A built-in cupboard houses the Baxi boiler (serving the domestic hot water and central heating system) and provides storage facility.

## TO THE FIRST FLOOR

### GALLERY LANDING

There is a radiator and stairs climb off to the first floor.

### BEDROOM ONE

14'8 x 14'4 (4.47m x 4.37m )

A well proportioned room with twin sash style windows to the rear elevation, an original cast iron feature fireplace with tiled hearth, polished floor boards, radiator and an arched in-built wardrobe with shelving.

### BEDROOM TWO

13'6 x 10' (4.11m x 3.05m )

Having a period cast iron feature fire place with original Victorian tiles and a wooden fire surround, coving to the ceiling, period window to the front elevation fitted with secondary glazing, polished floor boards and a radiator.

### BEDROOM THREE

9'11 x 6'5 (3.02m x 1.96m )

There is a secondary glazed window to the front elevation, radiator and telephone point.



## SECOND FLOOR LANDING

There is a skylight window to the rear .

## BEDROOM FOUR

19'5 x 16'11 (5.92m x 5.16m )

A large room with an original cast iron fire surround, radiator, a bespoke character apex bay window to the front elevation and eaves storage.

## EN-SUITE WC

Fitted with a low flush WC and a pedestal wash hand basin.

## OUTSIDE

To the front of the property is a well stocked fore garden with a path leading to the entrance door. An entry to the side provides access to the enclosed rear garden.

## GARDEN

The mature walled garden is laid to lawn with mature trees, shrubs and flowering plants to the borders. There is a paved courtyard and a sunny seating area. The well stocked garden extends through established rose

arches creating different areas and external rooms for entertaining. A decked seating area is perfect for alfresco dining and entertaining.





Road Map



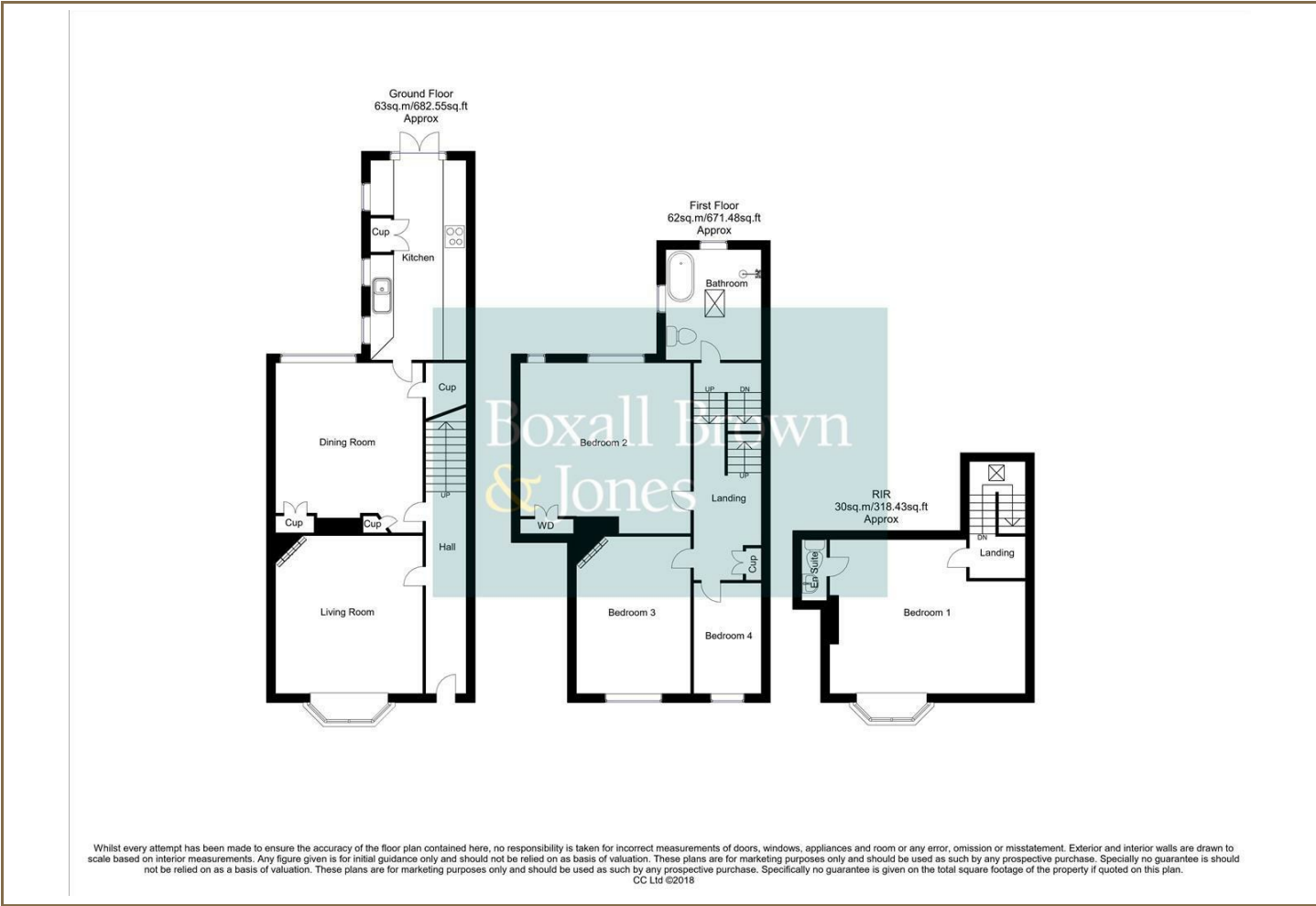
Hybrid Map



Terrain Map



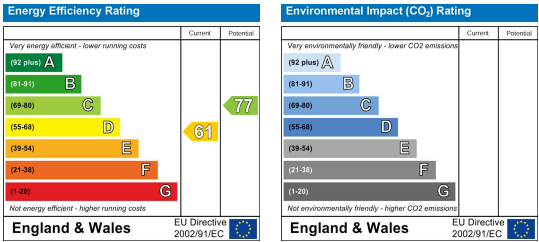
Floor Plan



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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