Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management



139 Nottingham Road, Belper, Derbyshire, DE56 1JH

Offers Over £200,000

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A well presented and deceptively spacious, yet versatile family home offering three bedroomed accommodation over four storeys, enjoying countryside views. Situated conveniently close to Belper and its excellent amenities. There is a sunny courtyard garden with hardstanding, garage storage and access for a small vehicle. Viewing is strongly recommended.







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Offered with vacant possession / no chain. The welcoming accommodation comprises entrance hallway, sitting room with log burning stove, dining room/ bedroom three. To the lower ground floor there is a well equipped dining kitchen and cellar storage. There is a bathroom, double bedroom and newly installed shower room to the first floor and principle attic bedroom.

Benefitting from quality UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property there is a walled fore garden. A shared driveway to the side provides restricted access to the rear, where there is hardstanding and garage storage. An enclosed south facing courtyard garden provides a sunny seating area and views.

Situated conveniently close to Belper town centre with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having near by countryside walks and easy access to Derby and Nottingham via major road links ie A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION
A composite cottage style entrance door allows access.

ENTRANCE HALL
Having exposed floorboards, radiator, range of coat hangings and stairs climb to the first floor.

SITTING ROOM
13 x 12'2 (3.96m x 3.71m)
A UPVC double glazed window to the rear elevation floods the room with natural light and provides countryside views, radiator, TV aerial point, coving, wood effect flooring and a brick fireplace with quarry tiled hearth houses a log burning stove. Stairs provide access to the lower ground floor.

BEDROOM THREE/ DINING ROOM
12' x 10'1 (3.66m x 3.07m)
There is an original pine panelled door, coving, exposed floorboards, recessed shelving and UPVC double glazed sash style window to the front.

LOWER GROUND FLOOR

DINING KITCHEN
12'5 x 11'4 (3.78m x 3.45m)
Beautifully appointed with a range of cream shaker style base cupboards, drawers and eye level units with wood block work surface over incorporating a porcelain Butler sink with mixer tap and splash back tiling. Integrated appliances include electric oven, five ring gas hob, extractor hood, dishwasher, fridge freezer and plumbing for a washing machine. There is a UPVC double glazed window overlooking the rear, wood effect Modulo flooring, shelving, under plinth mood lighting and an half glazed UPVC entrance door allows access to the garden. The wall mounted Baxi boiler (serves the domestic hot water and central heating system).

CELLAR
12'11" x 11'6" overall measurements (3.94m x 3.53m overall measurements)
There are two rooms providing storage with light and power.

FIRST FLOOR LANDING
Having original exposed floorboards and stairs climb to the attic bedroom.

BEDROOM TWO
13'5 x 12'1 (4.09m x 3.68m)
There is a UPVC double glazed sash style window to the front elevation, radiator and exposed floor boards.

BATHROOM
8'11 x 8'4 (2.72m x 2.54m)
Newly appointed with a three piece white suite comprising a 'P' shaped panelled bath with a thermostatic rain fall shower over, vanity wash hand bowl with useful storage beneath and low flush WC. There is a heated towel radiator, vinyl flooring, UPVC double glazed window to the rear elevation and an extractor fan.

SHOWER ROOM
8'6 x 3'2 (2.59m x 0.97m)
Recently installed with a shower enclosure. pedestal wash hand basin and a low flush WC, complementary tiling, heated towel radiator, vinyl flooring, UPVC double glazed window to the rear elevation.

PRINCIPLE ATTIC BEDROOM
12'9 x 17'7 (3.89m x 5.36m)
A naturally light room with double glazed triple window to the rear enjoying views, radiator, feature purlins, balustrade and access to eaves storage.

OUTSIDE
To the front is a walled fore garden. A shared driveway provides restricted access to the rear. There is a paved garden and hardstanding and a turning area allows access to garage storage.









Road Map



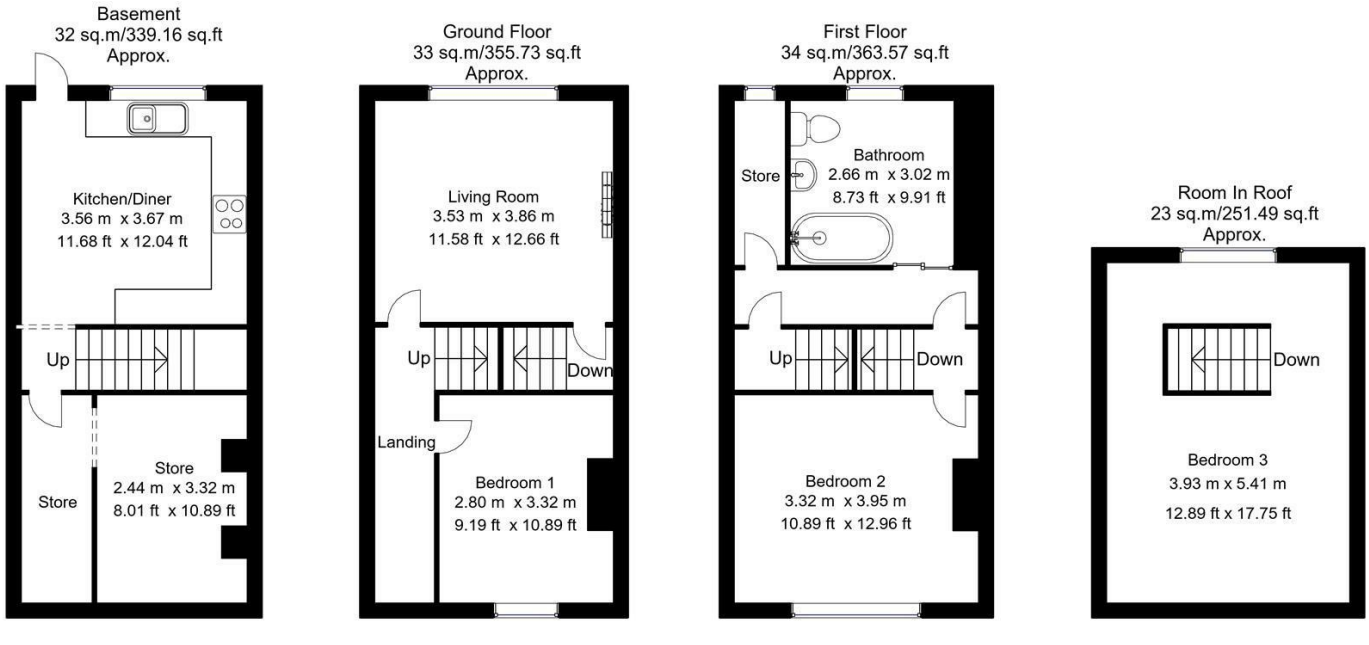
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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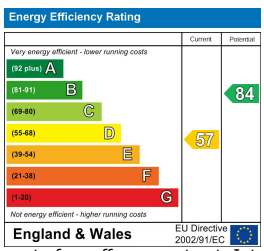
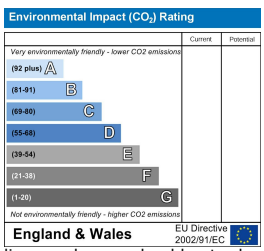
Viewing

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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