



## 84 Nottingham Road, Belper, DE56 1JH

**£184,950**



Offered with vacant possession/ no chain. A stone built Victorian cottage situated conveniently within easy access to Belper town centre and its excellent amenities. The charming two bedroom character accommodation has original features and a log burning stove, rear courtyard and tiered garden. Viewing is strongly recommended.



# 84 Nottingham Road, Belper, DE56 1JH

**£184,950**



The welcoming accommodation is situated with the conservation area, close to the town centre. Offering welcoming accommodation comprising a cosy sitting room with a log burning stove, living room with original fire surround and pantry, fitted kitchen, two good sized bedrooms, bathroom and a generous store room.

Benefiting from gas central heating fired by a Baxi combi boiler and majority double glazed windows and character door (some timber and some UPVC).

To the front of the property is an elevated flagstone paved seating area. A shared entry to the side allows access to an enclosed courtyard garden and steps climb to the lawned tiered garden.

Situated conveniently with access to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having access to Derby, Nottingham via major road links i.e A6, A38 and M1 whilst providing the gateway to the beautiful Peak District.

## ACCOMMODATION

A bespoke hardwood cottage style entrance door allows access.

## SITTING ROOM

**13'2 x 11'5 (4.01m x 3.48m )**

Having a sash style timber window to the front enjoying views, radiator, recessed

shelving, wood effect flooring and a traditional brick and stone fire surround with slate hearth houses a multi-fuel stove. There is an in-built cupboard housing the electrical installation and a stripped panelled door opens into :

## LIVING ROOM

**10'1 x 10'7 (3.07m x 3.23m )**

There is an original feature stone fire surround, wood effect flooring, radiator, wall mounted cupboard and a useful under stairs pantry. Stairs climb off to the first floor and a half glazed stable style entrance door opens to the front.

## FITTED KITCHEN

**8' x 7'3 (2.44m x 2.21m )**

Fitted with a range of beech effect shaker style base cupboards drawers and eye level units with wood effect rolled top work surface over incorporating a stainless steel one and a half bowl sink drainer unit with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, fridge and washing machine. There are dual aspect timber windows to the side and rear and stable style door opens into the walled courtyard.

## LANDING

There is a large walk-in store (10'8 x 2'7 ) with window and shelving.

## **BEDROOM ONE**

11'1 x 11'2 (3.38m x 3.40m )

There is double glazed sash style window to the front elevation enjoying views over open countryside, radiator and polished floorboards.

## **BEDROOM TWO**

10' 10'8 (3.05m 3.25m )

Having a window to the rear elevation, radiator and an in-built over stairs cupboard houses the Baxi combi boiler (serving the domestic hot water and central heating system).

## **BATHROOM**

Appointed with a panelled bath with glazed shower screen and a thermostatic shower, vanity wash hand basin and a low flush WC. There is a complementary full tiling, heated towel radiator, wood grain vinyl flooring and a UPVC double glazed window to the front elevation.

## **OUTSIDE**

To the front of the property is an elevated

fore garden with a gravel seating area. A shared entry to the side provides access to the rear, where a wrought iron gate opens into an enclosed courtyard with feature brick walling and bin stores.

## **GARDEN**

The entry extends up stone steps to the tiered lawned garden, being laid to lawn with a wooden garden shed.



## Road Map



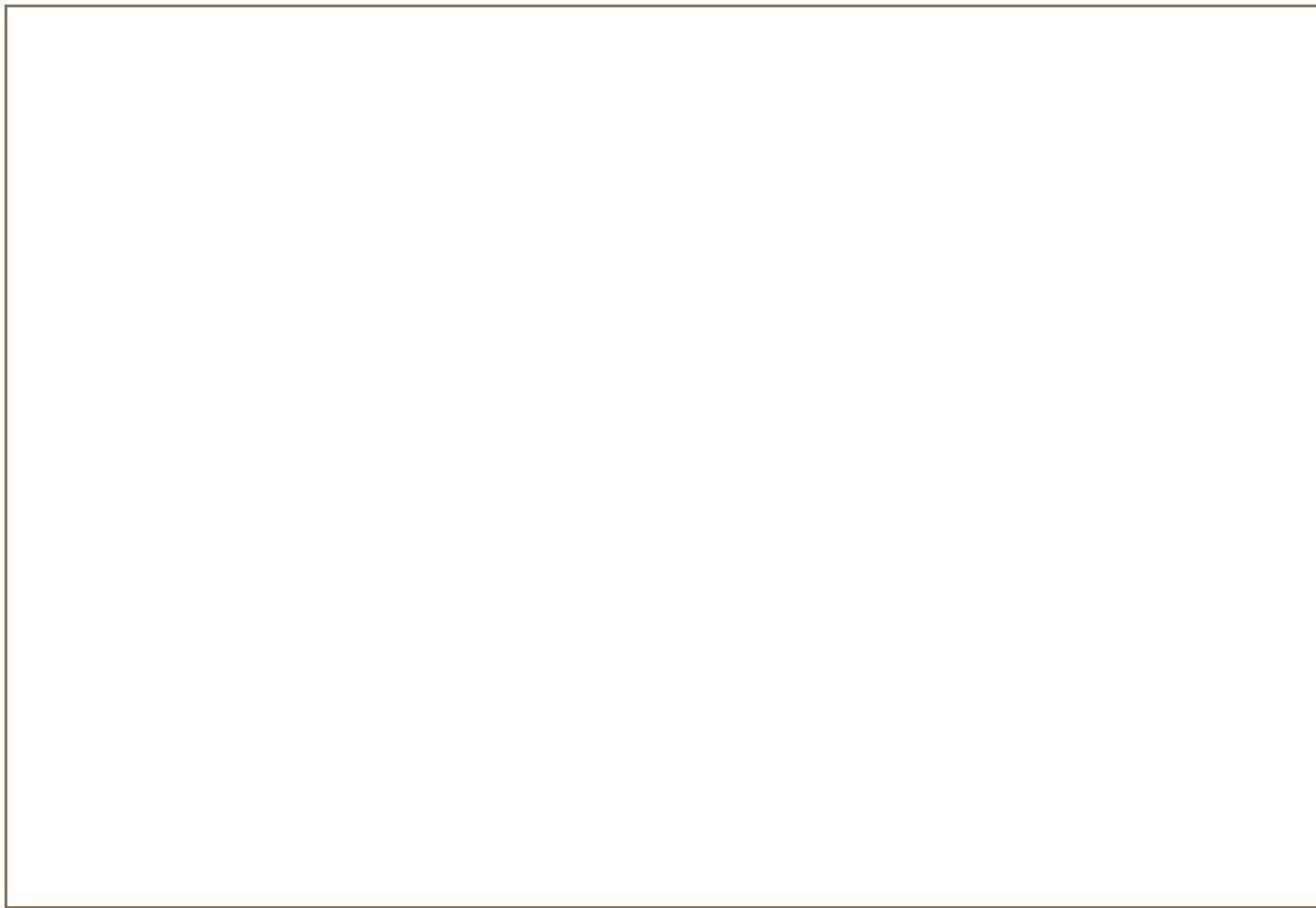
## Hybrid Map



## Terrain Map



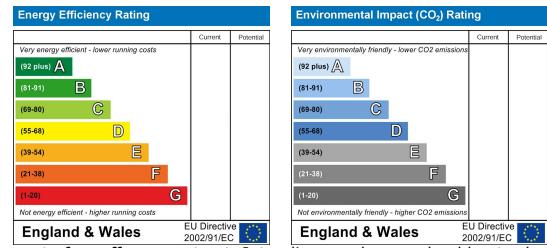
## Floor Plan



## 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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