Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management



152b Nottingham Road, Belper, DE56 1JJ

£165,000

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A beautifully presented stone built cottage offering deceptively spacious character accommodation situated close to Belper town centre and its excellent amenities. Having been tastefully modernised, there is a rear courtyard garden or potential car parking. Viewing is recommended.







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The welcoming accommodation has a quality half glazed entrance door, which allows access to an open plan lounge diner with feature exposed stone wall, reclaimed floor boards and latch doors. There is a bespoke kitchen with a feature staircase leading to an open landing area, luxury shower room and bedroom.

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

To the front is an enclosed courtyard. There is rear access to the side, where there could be a car parking space. The family have enclosed the area to create a sunny paved garden.

Conveniently situated within walking distance of Belper and its excellent amenities ie busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm, 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

A stylish half glazed entrance door allows access.

LOUNGE DINER

17'7 x 7'11 (5.36m x 2.41m)

An open space with Victorian reclaimed floor boarding, feature exposed stone wall, column radiator, sash style window to the front, deep skirting, a range of shelving and timber latch doors. There is a beam to ceiling, exposed timbers, TV aerial point and a telephone point.

KITCHEN

Fitted with bespoke base cupboards with drawers and wood block work surface over incorporating a composite sink drainer with mixer taps and natural stone tiled splash back. Integrated appliances include an electric oven, ceramic hob, extractor hood, space for a fridge freezer and plumbing for a washing machine. There is matching natural stone tiled flooring, column radiator, under stairs storage, recessed lighting, UPVC double glazed window to the rear and a half glazed timber entrance door allows access to the rear. Bespoke wooden stairs climb to the first floor.

LANDING

An open area which could be a study space has a deep window to the rear elevation, balustrade and reclaimed gymnasium flooring.

BEDROOM

8' x 14'8 (2.44m x 4.47m)

There is a feature exposed stone wall, decorative tongue and groove panelling, shelving and a recessed alcove with hanging rail, vertical radiator, UPVC double glazed window and reclaimed gymnasium flooring

LUXURY SHOWER ROOM

Beautifully appointed with a double walk-in shower enclosure with a thermostatic rainfall shower, low flush WC and a wash hand basin on a bespoke painted wash stand. There is complementary porcelain wall tiling with wooden flooring, UPVC double glazed window, inset spot lighting, a heated towel radiator and oak latch door.

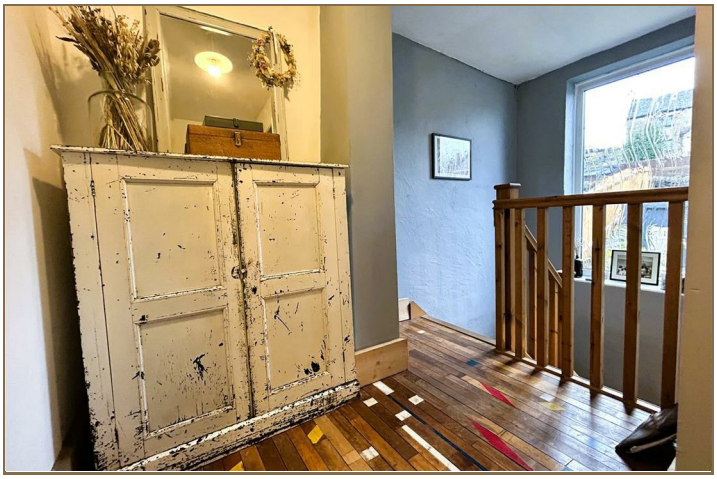
OUTSIDE

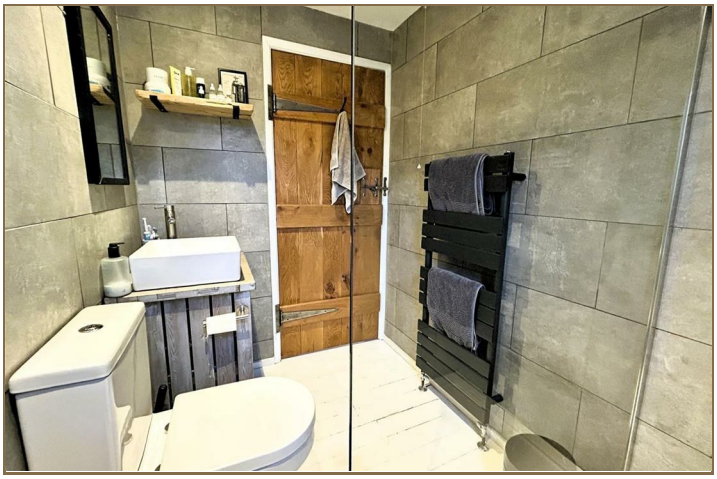
To the front is an enclosed courtyard. There is access to the rear of the property via a shared driveway to the side.

REAR YARD

The rear enclosed yard is paved to create a private seating area, perfect for alfresco dining and entertaining. The area was once used as a parking space and could easily be converted back to hard standing. Steps lead to the rear of the property, where there is a secure outhouse, housing the combi boiler (serving the domestic hot water and central heating system) with light and power.









Road Map



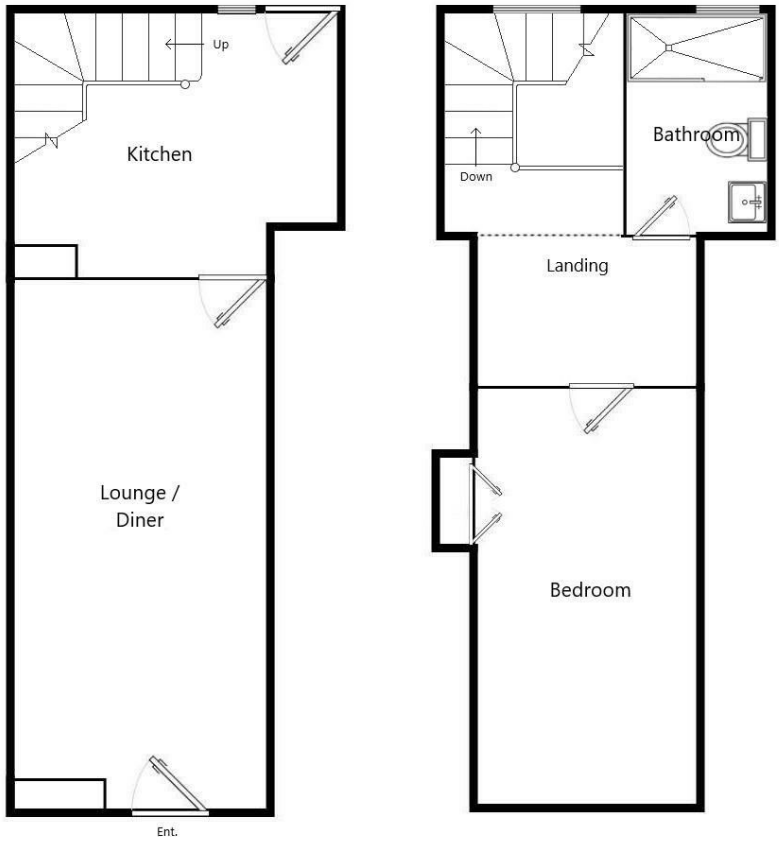
Hybrid Map



Terrain Map



Floor Plan



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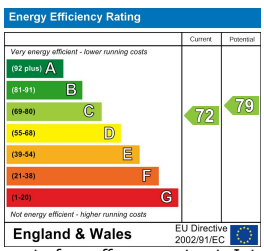
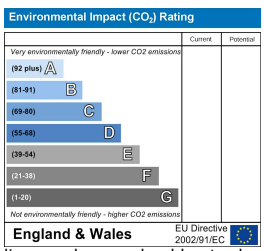
Viewing

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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