

CURRAN BIRDS + CO

Short Row, Belper
Derbyshire
£235,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL HIGH SPECIFICATION EXTENDED COTTAGE - This characterful home has been comprehensively upgraded to a high standard and occupies this highly sought after position within this historic conservation area close to the heart of Belper. This former Mill Workers cottage offers a superb blend of period charm and contemporary design, including exposed brickwork, a feature fireplace with log burner, and quality finishes throughout.

The accommodation includes a cosy sitting room, a stunning open-plan dining kitchen with bi-folding doors to the rear courtyard, and a beautifully appointed ground floor wet room. Upstairs, you'll find a generous master bedroom, a versatile second bedroom/dressing room, and a stylish Victorian-style bathroom with a roll-top bath.

Externally, enjoy a charming front garden with lawn and planting beds, and a low-maintenance limestone-paved rear courtyard garden complete the outdoor spaces.





The Detail

A traditional wood-panelled entrance door leads into a beautifully presented sitting room featuring a period-style fireplace with a multi-fuel log burner, beamed ceilings, and a natural dark grey limestone floor. The room is enhanced by bespoke plantation shutters and a period-style cast iron radiator.

The beautifully appointed kitchen is fitted with stylish shaker-style design units, painted in Heritage tones, and includes solid oak and white quartz work surfaces, an inset Belfast sink with a swan neck mixer tap, metro-style ceramic splashbacks, and space for a Stoves cooker. A period-style cast iron radiator, beamed ceilings, and a ceramic tiled floor complete the space. The adjoining dining area is brightened by aluminium double-glazed bi-folding doors opening to the courtyard garden, along with a Velux skylight and a further period-style cast iron radiator.

A period-style wet room features a two-piece suite with a wall-mounted ceramic wash basin, high flush wc and a Victorian-style shower mixer with a rain shower head, complemented by stylish tiled finishes and this room also includes plumbing for the washing machine.

Upstairs, the primary bedroom offers a spacious retreat with bespoke built-in wardrobes, period cast iron radiator and a sash window with bespoke plantation shutters. The room boasts a semi-vaulted ceiling with exposed beams, adding character and charm. A second bedroom, currently used as a dressing room, includes a solid oak floor, period cast iron radiator, and a feature bare brick wall. Built-in storage and shelving provide ample space, with a sliding timber door leading to the period-style bathroom.

The bathroom features a roll-top bath with claw feet, a Victorian shower mixer attachment, a ceramic wash hand basin on a chrome stand, and a low-level wc. The room is beautifully finished with ceramic mosaic tiling and an internal glazed window.

The front cottage garden is a delightful space with a stone pathway, raised planting beds, a small timber shed, and dry stone wall boundaries. To the rear, a private courtyard garden is accessed via bi-folding doors from the kitchen, featuring a dark grey limestone floor and high dry stone wall boundaries.







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The Location

The property is situated in this delightful conservation area of Belper, located just a short walk away from the town centre, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west and the sought after village of Duffield is located around three miles to the south.

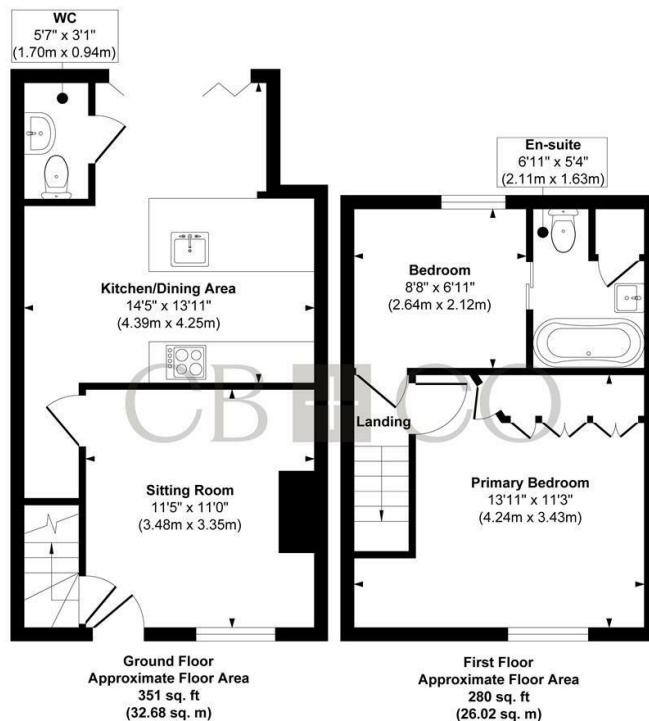
For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and Belper also offers a delightful River Gardens with walks along the banks of the River Derwent.







Short Row, Belper, Derbyshire



Approx. Gross Internal Floor Area 631 sq. ft / 58.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Charming Extended Grade II Listed Mid Terraced Cottage
- Former Mill Workers Cottage set in Conservation Area
- Stylish Presentation & Many Period Features
- Gas Central Heating & Sash Windows with Bespoke Shutters
- Stylish Sitting Room with Log Burner
- Superb Open Plan Dining Kitchen with Bi-Folding Doors
- Spacious Primary Bedroom & Bedroom Two/Dressing Room
- Beautiful Period Style En-Suite Bathroom & Ground Floor Wet Room
- Front Cottage Style Garden & Rear Courtyard
- Just a Short Walk from Belper Town Centre

Size

Approx 631.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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