



CURRAN  
BIRDS  
+ CO

George Street  
Belper, Derbyshire  
£320,000





# CURRAN BIRDS + CO

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



BEAUTIFULLY RENOVATED COTTAGE SET IN CONSERVATION AREA - This stylish and attractive mid-terraced cottage offers two double bedrooms and has been sympathetically renovated to a high standard. Occupying a highly sought-after position within this historic conservation area, the property is ideally located close to the heart of Belper. The accommodation is well presented throughout, with spacious and well-proportioned rooms showcasing an array of charming character features that truly need to be seen to be appreciated.

The accommodation comprises a delightful living room featuring a bay window and an attractive fireplace with log burner, a dining room with quarry-tiled flooring and feature fireplace, and a bespoke handmade kitchen fitted with integrated appliances and solid wood work surfaces. To the first floor, a passaged landing leads to two generous double bedrooms, a study and a stylish contemporary bathroom.

Externally, the property benefits from a charming south-facing front garden with a paved seating area, raised planting beds and a stone-walled boundary. To the rear is a courtyard garden with a brick-built store and WC.









## The Detail

The property is entered through a traditional timber front door, opening into a welcoming living room that immediately reflects the character and quality found throughout the home. A feature cast iron multi-fuel burner sits within a chimney recess on a quarry tiled hearth, creating an inviting focal point. Stripped wooden floorboards run underfoot, while a bay window with sash detailing fills the space with natural light. An open archway leads through to the dining room, allowing for an easy and sociable flow between the principal reception spaces.

The dining room retains its period charm with quarry tiled flooring, a recessed fireplace and a useful understairs storage cupboard. From here, stairs rise to the first floor, and access is provided into the beautifully crafted kitchen.

This bespoke handmade kitchen is fitted with solid wood work surfaces, chrome-handled cabinetry and a comprehensive range of integrated appliances, including an oven, hob, fridge freezer and dishwasher. Tiled splashbacks, built-in shelving and a stainless steel sink with extendable hose complete the space, while twin sash windows draw in excellent levels of daylight.

There is a passaged first floor landing with a beautiful high ceiling and with skylight roof window offering excellent natural light and the landing gives access to two double bedrooms, study and superb contemporary bathroom. The two well-proportioned double bedrooms are positioned to the front and rear, both featuring sash windows and original floorboards and built-in storage/wardrobes. A separate study provides an ideal workspace and has built in shelving. The bathroom is finished to a high standard, featuring a tiled in bath with rain shower, large wash hand basin with a panelled vanity unit, ceramic tiling and a chrome heated towel rail.

Externally, the delightful front garden has a south facing aspect and is arranged with paved seating areas and raised planting beds and a stone walled boundary. To the rear, a courtyard provides access to a useful store, outside WC and gated access onto William Street.











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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.





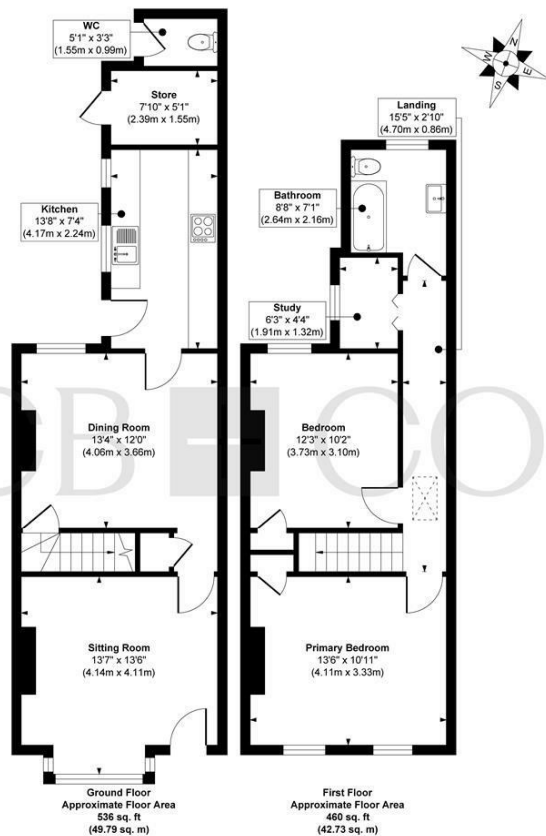








## George Street, Belper, Derbyshire



**Approx. Gross Internal Floor Area 996 sq. ft / 92.52 sq. m**

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

Produced by Elements Property

## The Particulars

- Beautiful Period Cottage Located In The Belper Conservation Area
- Stylish Presentation & Sympathetically Renovated
- Beautiful Living Room with Bay Window & Feature Fireplace,
- Characterful Dining Room With Quarry Tile Flooring
- Bespoke Handmade Fitted Kitchen with Wood Worktops & Integrated Appliances
- Two Spacious Double Bedrooms With Original Features & Study
- Stylish Contemporary Bathroom with Three Piece Suite
- South Facing Front Cottage Garden With Stone Wall Boundaries
- Rear Courtyard with Brick Store & WC
- Short Walking Distance to Belper Town Centre

### Size

Approx 996.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B



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Let's *Talk*

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