CURRAN BIRDS & CO

Bridge Street, Belper

Derbyshire

Guide Price £270,000

CURRAN BIRDS + CO

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

EXCITING POTENTIAL - DETACHED COTTAGE WITH GATED DRIVEWAY - An opportunity to acquire this well-proportioned three-bedroom detached cottage, occupying a highly convenient position within this historic conservation area. The property is ideally located close to the heart of Belper and offers exciting potential for cosmetic updating and improvement.

The property has recently been upgraded with the installation of quality hardwood double-glazed windows and glazed panelled doors. The accommodation benefits from electric storage heating and briefly comprises a dining room with feature fireplace and a spacious living room with French doors opening onto the rear garden. There is also a well-appointed kitchen and a separate utility room.

To the first floor, a landing leads to two generous double bedrooms, a single bedroom and a bathroom.

Externally, the property enjoys a compact south-west facing rear garden, featuring a split-level paved seating area and a brick-built outbuilding.

The Detail

An exciting opportunity to acquire this detached character cottage, ideally situated in a highly convenient location close to the heart of Belper. The property offers excellent potential for improvement and modernisation, and benefits from recently installed, high-quality hardwood double-glazed glass panelled windows and doors.

Accessed via a hardwood front door, the living room features decorative wall lighting, coving, a front-facing window, wood flooring, and shelving set into the chimney recess. A cast iron gas fire with original stone surround and exposed brick backdrop creates an attractive focal point.

The sitting room spans the full length of the property, with front and rear windows, French doors to the garden, and additional side windows providing excellent natural light. It is finished with solid wood flooring, coving, decorative lighting, and a gas living flame-effect fireplace.

The kitchen is fitted with matching wall and base units, roll-top work surfaces, a one-and-a-half bowl sink, and tiled splashbacks. Integrated appliances include an electric oven and gas hob with extractor, alongside under-cupboard lighting, tiled flooring, an alarm panel, and understairs storage. A rear window and door lead to the utility room.

The utility room, within an extension, includes rear and side windows, a stable door, fitted units, plumbing for a washing machine, and space for a fridge/freezer.

Upstairs, the landing provides access to three bedrooms and the bathroom, along with a linen cupboard and loft access. The primary and second bedrooms both feature front-facing windows, storage heaters, and fitted wardrobes. The third bedroom, currently used as a dressing room, has side and rear windows.

The bathroom comprises a three-piece suite with WC, pedestal basin, and a panelled bath with mains shower and screen, complemented by full tiling, a wall-mounted boiler, extractor fan, and obscured window.

Externally, solid wooden gates lead to off-road parking for three to four vehicles within walled boundaries. The enclosed rear courtyard garden features raised planting beds, a pond, and a covered storage area.

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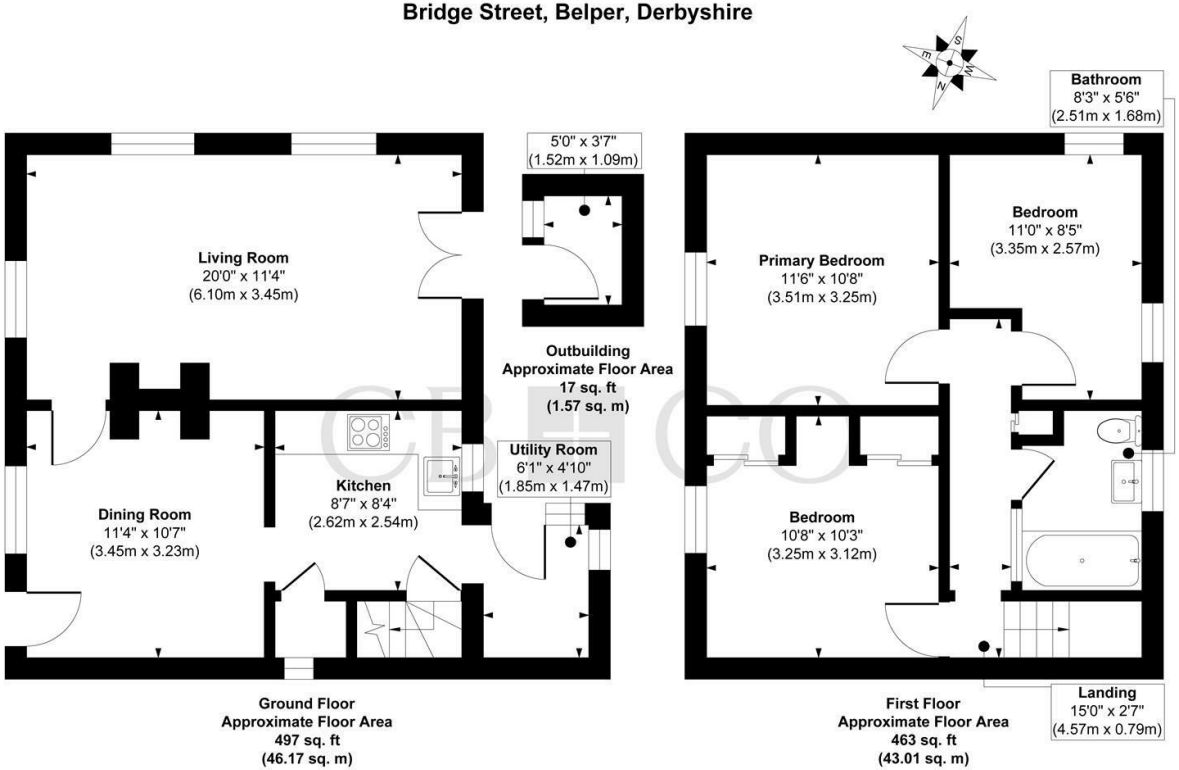
The Location

The property this situated in the heart 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.

**Bridge Street, Belper, Derbyshire**




**Approx. Gross Internal Floor Area 977 sq. ft / 90.75 sq. m (Including Outbuilding)**

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

Produced by Elements Property

# The *Particulars*

- Detached Three Bedroom Cottage with Gated Driveway
- Exciting Project with Potential for Cosmetic Updating & Re-Modelling
- Located In The Heart Of Belper Town Centre & Conservation Area
- Recently Upgraded High Quality Hardwood Double Glazed Windows & Doors
- Dining Room with Feature Fireplace & Spacious Living Room
- Fitted Kitchen & Separate Utility Room
- Three Bedrooms & Bathroom
- Gated Block Paved Driveway & Paved Rear Garden with Outbuilding
- Close to Excellent Local Shops & Amenities
- Short Walk to Belper River Gardens

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*Size*

Approx 960.00 sq ft

*Energy Performance Certificate (EPC)*

Rating F

*Council Tax Band*

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## Let's *Talk*

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