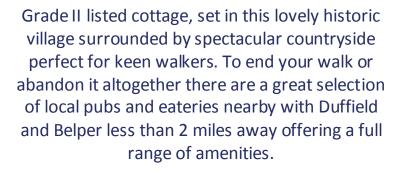
Hopping Hill Milford, Belper, DE56 ORJ









£225,000



Milford is located on the outskirts of Belper along the Derwent River with Bargate on one side and the Chevin on the other. The property enjoys far reaching views a cross the Chevin and there are lots of local footpaths that lead you either along the river or up over the hilltops on either side of the valley. There are regular bus services that run along the A6 at the bottom of the road and Duffield has its own train station with the main line train station located in Derby which is around 20 minutes away by car or pubic transport. Nearby Belper is a charming market town with a thriving a high street and plenty of educational options, entertainment and health services.

The lounge sits to the front of the property with a double glazed window overlooking the front garden underneath which sits a built-in cupboard, built-in storage cupboard set to the side of a central fireplace (gas point capped off), central heating radiator, laminate flooring and latch doors leading off to the stairs and the kitchen.

The kitchen sits to the rear and is fitted with a range of base and eye level units with roll edge work surfaces, stainless steel sink unit, tiled splashback, window to the rear and entrance door to the rear. Off the kitchen is a large understairs pantry with built in cupboards, a stone thrall and window to the rear.

On the first floor carpeted stairs lead past an exposed stone feature wall and a window overlooking the rear garden ending on a landing with latch doors leading off to bedroom one and the bathroom, a second set of stairs rises to the second floor. Bedroom one has a double glazed window overlooking the front elevation, a central heating radiator and fitted carpet.

The first floor bathroom has been fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with an electric shower over, window to the rear, built in a ring cupboard.

Stairs lead up to the second floor past a built-in storage chest with a latch door opening into the second floor bedroom which is a lovely size with a charming dormer with spectacular views over the Chevin. There are exposed original ceiling beams and a stripped pine floor as well as a central heating radiator.

Outside, the property sits back from the road in a slightly elevated position with stone boundary walls and stone steps rising to a small lawned front garden with blue and white bells in the borders. To the rear is an eclosed rear yard with two brick built outbuildings. The boundary extends over the rear access path to a small raised garden terraced area which can be accessed by ladder (next door have built a wooden set of steps to access their section).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Traditional Parking: On street Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Amber Valley Borough Council / Tax Band B Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> www.ambervalley.gov.uk

Our Ref: JGA/18042024

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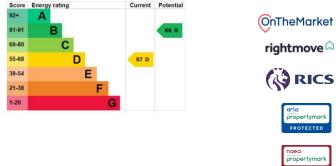


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

John German

01332 943818

derby@johngerman.co.uk

ertyma

opertymar



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield

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