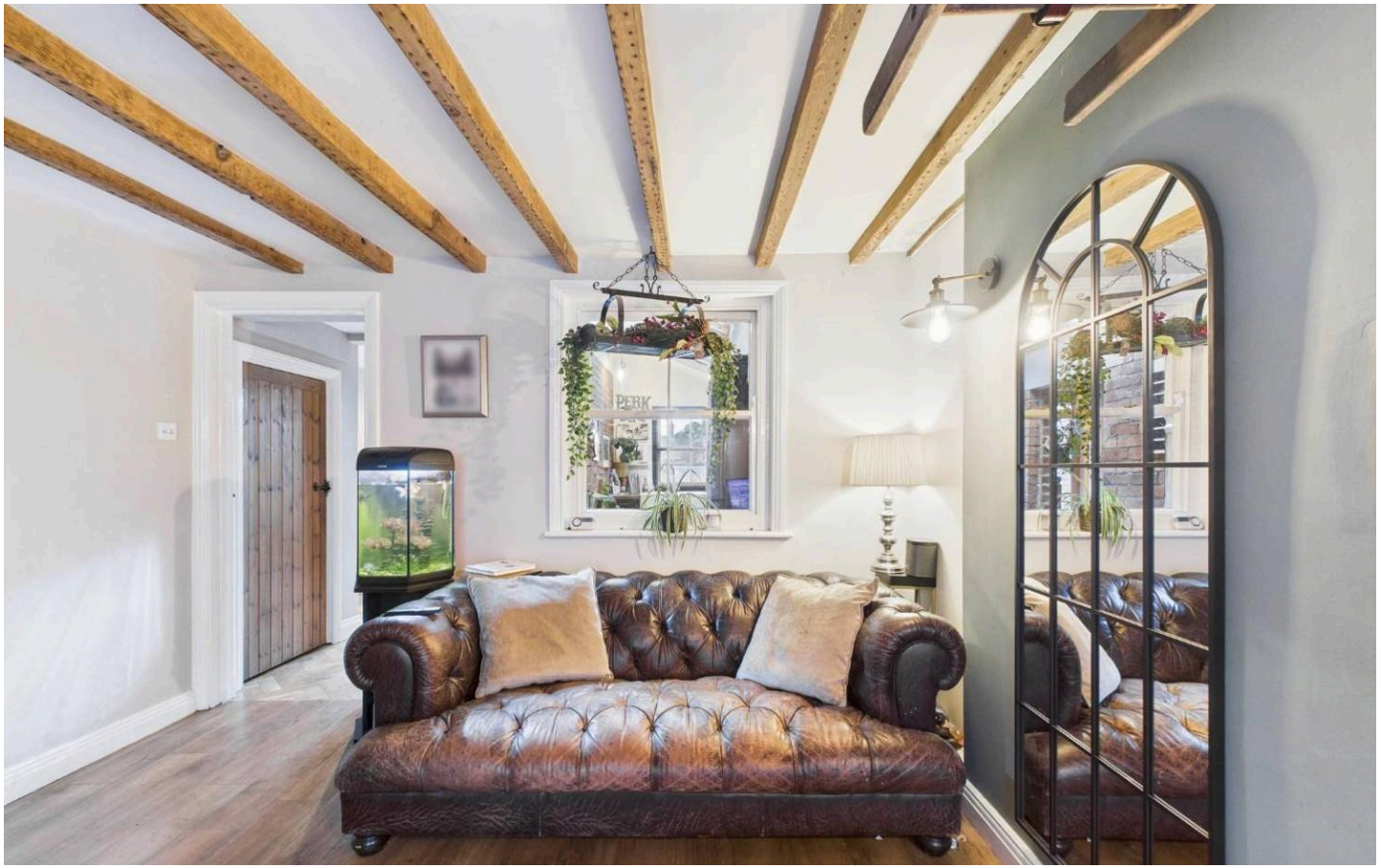
61 Long Row, Belper - DE56 1DR

£395,000



61 Long Row

Belper, Belper

Located in the heart of Belper's sought-after historic conservation area is this well presented Grade II listed former mill worker's cottage. Full of charm and character, the property combines period features with modern comforts.

The accommodation briefly comprises entrance porch, a flexible hallway space, an inviting sitting room with wood-burning stove, separate dining room, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from a generous south-facing rear garden with an outbuilding and external WC. A particularly rare advantage in this part of Belper is the ample off-street parking for multiple vehicles.

The location is highly regarded, offering excellent access to the town's wide range of amenities. Belper train and bus stations are just a five-minute walk away, along with scenic countryside walks. The vibrant town centre, with its many independent shops, cafés and restaurants, is only a short stroll from the property, as is the popular Long Row Primary School.

A delightful home in a prime position – viewing is highly recommended.

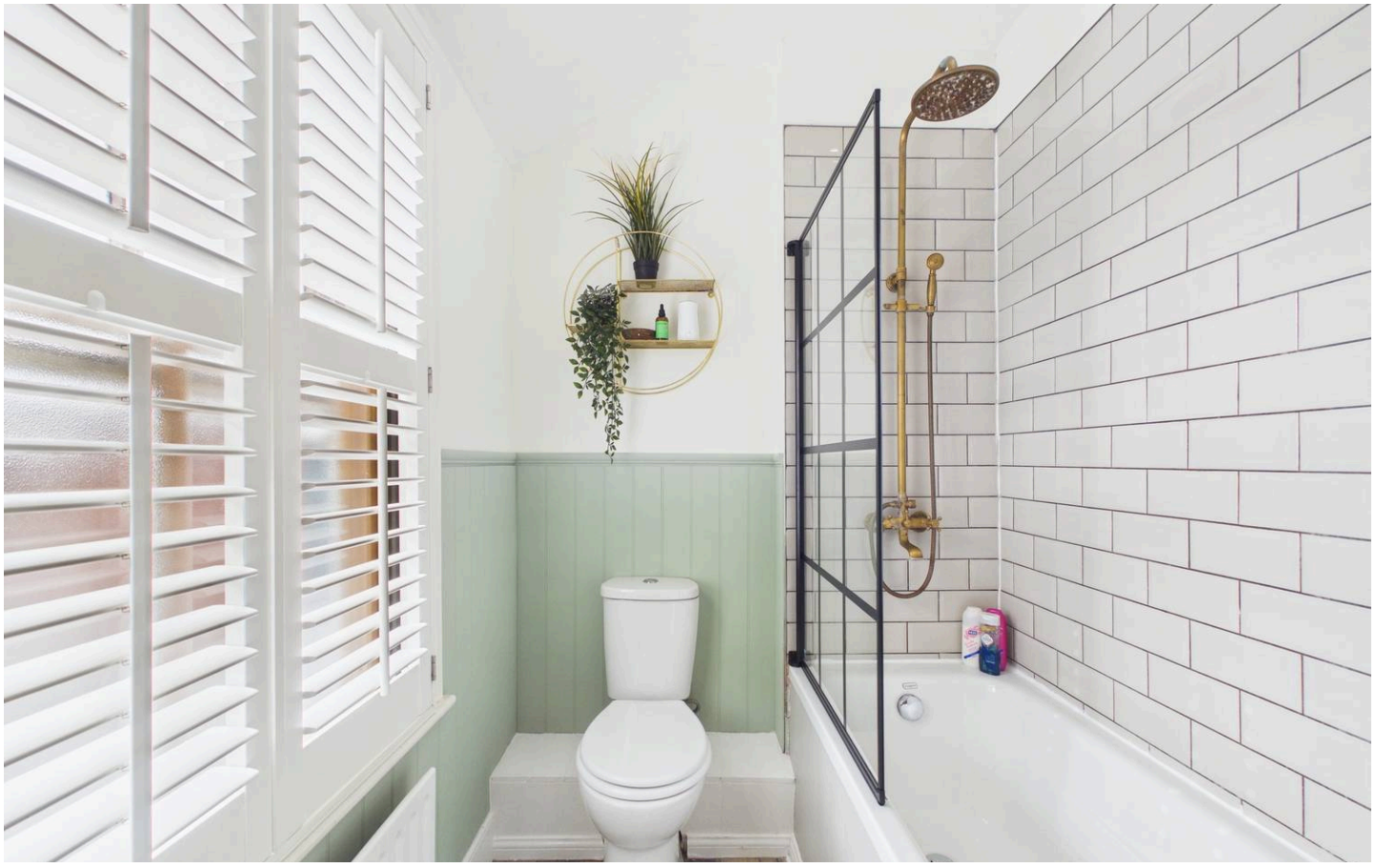
Council Tax band: C

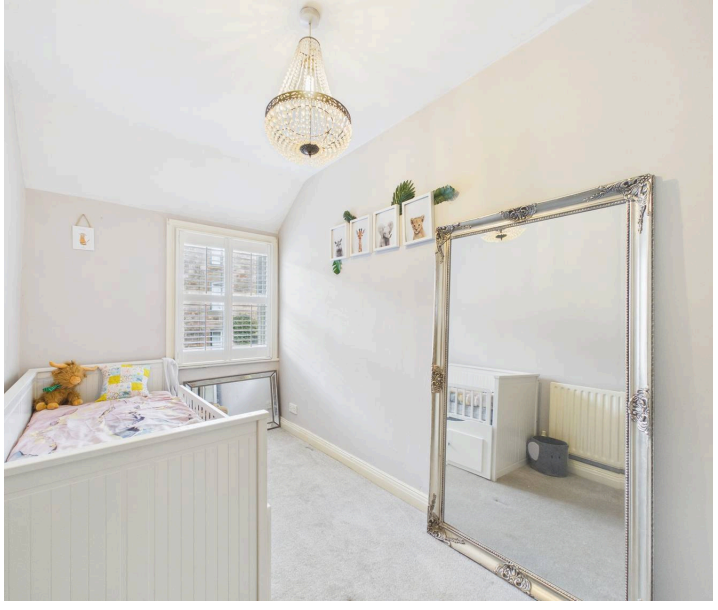
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extremely Well Presented Throughout
- Grade II Listed Cottage
- Close to Town Centre





Kitchen
14' 4" x 6' 8" (4.36m x 2.03m)
With a continuation of the herringbone flooring and having exposed brick to one wall, this kitchen extension has a pitched roof and is fitted with a range of wall, base and drawer units with solid wood work surfaces and stylish tiled splashbacks. There is an integrated dishwasher, space for a fridge freezer and currently in situ is a large range style cooker with electric oven and gas hob. The inset porcelain Butler sink with mixer tap is ideally situated beneath the sash window to the rear which overlooks the garden. There are also two double glazed skylights and an internal window into the sitting room.

First Floor
The staircase leading up from the dining room reaches the

Landing
Having a sash window, with secondary glazing, to the side aspect and doors opening to the three bedrooms and the bathroom.

Bedroom One
11' 4" x 10' 9" (3.45m x 3.27m)
This is a good sized double bedroom with wood effect flooring and a sash window to the rear aspect with secondary glazing which allows very pleasant views over Belper. A built-in cupboard provides useful storage and access to the roof void.

Bedroom Two
11' 7" x 7' 9" (3.53m x 2.36m)
This second double bedroom has a sash window to the front aspect which benefits from secondary glazing and is fitted with bespoke shutters.

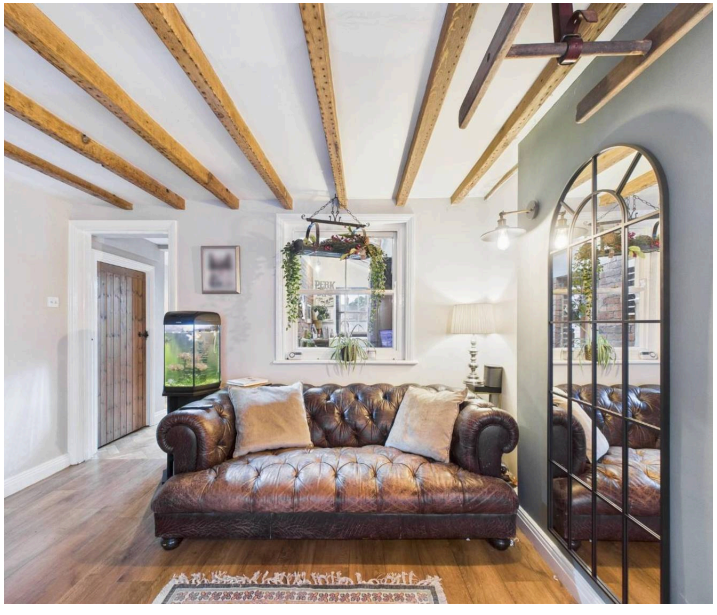
Bedroom Three
13' 5" x 6' 6" (4.08m x 1.99m)
The third bedroom is also to the front of the home with space for a double bed, a sash window with shutters and secondary glazing.

Bathroom
7' 5" x 5' 5" (2.25m x 1.65m)
With wood effect flooring, this recently renovated bathroom is fitted with a three piece suite comprising a low flush WC, a wooden wash stand with porcelain wash hand basin and a panelled bath with thermostatic rainfall shower and additional hose attachment. There is an obscured glass sash window with secondary glazing and fitted shutters to the rear aspect.

WC
4' 6" x 3' 2" (1.36m x 0.97m)
Fitted with a low flush WC and a wall hung corner wash hand basin.

Store/Utility
4' 9" x 3' 3" (1.46m x 0.98m)
With space and plumbing for a washing machine.

Council Tax Information
We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £2065.25 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.



GARDEN

To the front of the home is walled foregarden with stone boundary wall and pathway to the entrance door. Immediately to the rear is a stone-flagged patio area, ideal for outdoor dining, which leads onto the main south-facing garden. The garden enjoys sunlight throughout the day and also benefits from an open outlook to the west, a feature many neighbouring properties do not have. The garden itself offers a well maintained lawn, children's play area, decked patio with summerhouse and a wooden garden shed with lighting and power. At the very end of the garden, through a gate, is the driveway which is accessed from William Street. This provides off road parking for up to six vehicles.

DRIVEWAY

6 Parking Spaces

Floor 0

Floor 1

Approximate total area(1)

81.1 m²

873 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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