



Derby Road  
Milford Belper





## Property Description

Burchell Edwards a delighted to bring to the market this deceptively spacious Edwardian property situated within close proximity to Belper town centre and has stunning countryside views to the front and rear elevation. The accommodation in brief comprises; entrance porch, entrance hall, lounge, dining room, kitchen, pantry and a W.C. To the first floor there are three well proportioned bedrooms and a bathroom. Outside there is a low maintenance forecourt with a generous rear garden having stunning countryside views to enjoy. Viewings are strongly recommended.

## Entrance Porch

The property is entered via UPVC double glazed door to the front elevation into a small porch where there is an original door opening to the hallway.

## Hallway

Having a radiator, stairs off to the first floor and wood panelled doors off leading to the lounge and dining room.

## Lounge

Having UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, picture rail, feature fireplace and store unit.

## Dining Room

Having picture rail, a radiator, UPVC double glazed french doors to the rear and access to the kitchen.

## Kitchen

Having understairs storage/ pantry, wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, cupboard housing the boiler, plumbing for a washing machine, space for a tumble dryer, a radiator, UPVC double glazed door

and window to the side elevation, gas cooker point, walk-in pantry and tiled splashbacks.

## Walk-In Pantry

Having UPVC double glazed obscured window to the rear elevation and access to:-

## Cloakroom

Having a wash hand basin, low level W.C, a radiator, storage cupboard, obscured UPVC double glazed window to the side elevation and cupboard housing the gas meter.

## First Floor Landing

Having feature loft access, over stairs storage cupboard and wood panelled doors off leading to the bedrooms and bathroom.

## Bedroom One

Having UPVC double glazed window to the front elevation with stunning views, a radiator, laminate flooring and picture rail.

## Bedroom Two

Having UPVC double glazed window to the rear and a radiator.

## Bedroom Three

Having UPVC double glazed window to the rear elevation, a radiator and stunning views.

## Shower Room

Having an electric shower, low level W.C, vanity wash hand basin, two obscured UPVC double glazed windows to the side elevation, tiled splashbacks and heated towel rail.

## Outside

To the front the property has gated access

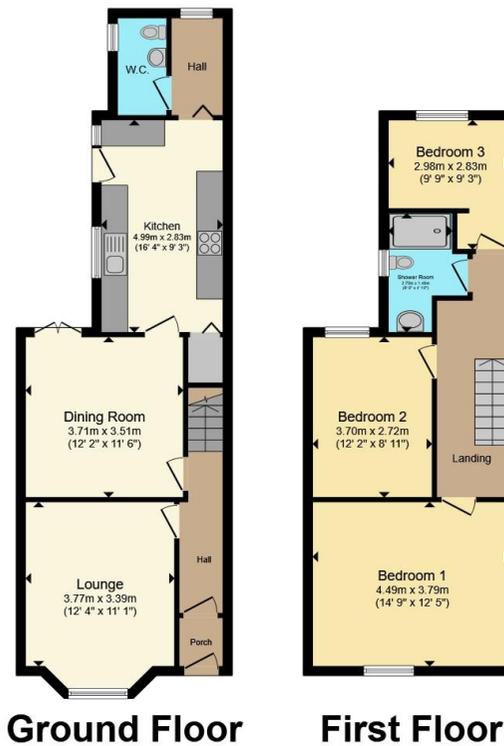
leading to the fore court.

To the rear the garden has a greenhouse, fish pond, timber shed, stone boundary wall, workshop with power and lighting, decked seating area, paved seating area, stunning countryside views, vegetable plot, outside tap and outside power sockets.









Total floor area 102.5 m<sup>2</sup> (1,103 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

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