



45 Nottingham Road, Belper, DE56 1JG

£325,000



Home2sell are delighted to offer this opportunity to acquire a very charming and well presented three bedroom cottage residence occupying a convenient and much sought after location. Being within easy walking distance of Belper Town centre. Representing an ideal opportunity for the discerning looking to purchase and easy to manage family home. PVCu double glazed windows and gas central heating. An internal inspection will reveal, Entrance lobby, guest cloakroom WC, lounge with feature fireplace, dining room having Derbyshire fireplace with inset stove, fitted dining kitchen with built in appliances. To the first floor landing three well proportioned bedrooms and a luxury bathroom having a four piece suite. To the ground floor a garden room having separate access to the main residence and a low maintenance garden making an ideal space for el fresco dining and entertaining. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

