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**14 Hopping Hill, Milford, Belper, Derbyshire DE56 0RJ**  
£515 per calendar month      Unfurnished      Deposit £615

### **GENERAL DESCRIPTION**

A most attractive 2 Bedroomed terraced cottage, fully refurbished with fantastic views over the Derwent Valley. Briefly comprising Entrance Lobby, spacious Lounge, fitted Kitchen with Aga, Utility Room, Downstairs Cloaks, two large double Bedrooms over two floors and Family Bathroom.

With many original features, finished to a high standard the cottage enjoys an elevated position with a large multi-level, low maintenance garden with dry stone walls and steps over four levels, each with slate seating area and shrub filled borders.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood door into:

ENTRANCE LOBBY with terracotta tiled floor and inset entrance mat, beamed ceiling with pendant light fitting. Glazed internal door through to:

LOUNGE (13'11" max x 13'11" max), main feature of the room being a stone-built fireplace with terracotta tiled hearth, housing a black multi-fuel burner. Beamed ceiling with pendant light fitting, smoke and carbon monoxide alarms. Double glazed windows to front aspect, two double panelled central heating radiators, two television points and terracotta tiled floor. Door concealing stairs to first floor and further internal door into:



KITCHEN (11'5" into cupboards x 6'9" into cupboards), fitted with a range of white wood base and eye level storage units with ceramic tiled work surface over. Further white wood storage units with under-unit space for refrigerator. Free-standing 'Aga' double oven with four ring gas hob. Inset stainless steel sink with drainer, tiled splash backs and double panelled central heating radiator. Two single glazed picture windows to rear Utility Room and further single glazed window to staircase. Beamed ceiling with three-point spotlight rail and carbon monoxide alarm. 'Vaillant' heating control unit, exposed brick feature wall, terracotta tiled floor and internal glazed door through to:



UTILITY ROOM (8'8" x 8'4") with single glazed windows to side and single glazed entrance door providing access to rear garden. Room having exposed stone walls and slate flooring with white wood built-in storage cupboard and recess / plumbing for washing machine and double panelled central heating radiator. Door off to:

DOWNSTAIRS CLOAKS with slate floor continued and single glazed opaque internal window from Utility Room, fitted with a white low flush W.C. and double panelled central heating radiator.



### **FIRST FLOOR:**

LANDING at top of carpeted stairs with handrail, having smoke alarm, and pendant light fitting to beamed ceiling. Double glazed window to rear aspect and double panelled central heating radiator. Doors off to:

BEDROOM 1 (13' 11" max x 13' 10") carpeted with double glazed windows to front aspect, double panelled central heating radiator, and pendant light fitting to beamed ceiling.



BATHROOM (8'9" x 7'1") appointed with a white 3-piece suite comprising bath with chrome taps, pedestal wash hand basin and low flush W.C. Room having beamed ceiling with light fitting, tiled splash backs, newly fitted 'Vaillant' combination boiler to wall, double glazed window to rear aspect and stripped floorboards to floor.

### **SECOND FLOOR:**

LANDING at top of carpeted stairs with handrail and balustrade, having smoke alarm, and pendant light fitting to beamed ceiling. Double glazed window to rear aspect and door into:

BEDROOM 2 (21'5" max x 14'1" max) carpeted with low double glazed windows to front and rear aspects, double panelled central heating radiator, wall light fitting. Beamed ceiling with Velux window.

**OUTSIDE:**

TO THE FRONT OF THE PROPERTY stone steps up to the Entrance door with a small enclosed front garden with stone patio and shrub filled border.



TO REAR OF THE PROPERTY is an attractive, low maintenance, split level garden with footpath over four levels, having slate patio seating areas, dry stone walling and shrub filled borders, offering fantastic views over the Derwent Valley.



**VIEWING: By appointment through Dove Property**