

Home 2 Sell

Quality Service For Less



19 New Road

Heage, Belper, DE56 2BA

Offers Around £115,000



Home2sell are delighted to offer this one bedroom cottage offering great potential with garden and is nestled conveniently between the market towns of Belper and Ripley. This would make a fantastic first time buyer opportunity, downsize or buy to let. In brief the property comprises of Lounge and fitted Kitchen, to the first floor landing a double bedroom and generous family bathroom having a three piece suite. Outside to the front there is a walled small low maintenance fore garden. Directly to the rear two brick built outhouses. To the side a garden laid mainly to lawn enjoying the fine aspect and view. Viewing Essential.



Lounge

11'11" reducing 10'4" x 11'10" (3.64m reducing 3.17m x 3.61m)

The property is entered via a composite door, having a PVCu bow bay window to the front elevation, fire place with stone surround and raised tile hearth. Ceiling rose and light.

Kitchen

8'11" x 8'11" (2.72m x 2.73m)

Having a PVCu door with glazed insert to the rear access, PVCu double glazed window. With a fitted kitchen comprising of base and wall units with work surfaces over and stainless steel sink drainer unit with mixer tap. Space and plumbing for an automatic washing machine, space for a fridge, space for an electric cooker. Ceiling light and vinyl flooring, useful under stairs pantry and stairs off to the first floor landing.

To the first floor landing

Having ceiling light and doors give access to bedroom and bathroom.

Bedroom One

11'4" x 11'0" (3.47m x 3.37m)

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views. Fitted wardrobes and cupboards, radiator and ceiling light.

Bathroom

8'11" x 8'8" reducing 6'2" (2.74m x 2.66m reducing 1.89m)

This generously proportioned room has a three piece suite comprising of a close couple WC, pedestal hand wash basin and a corner bath with hand held mixer tap. Cupboard with louvered doors

housing the domestic hot water tank and cold water tank. PVCu double glazed opaque window to the rear elevation, radiator and ceiling light.

Outside

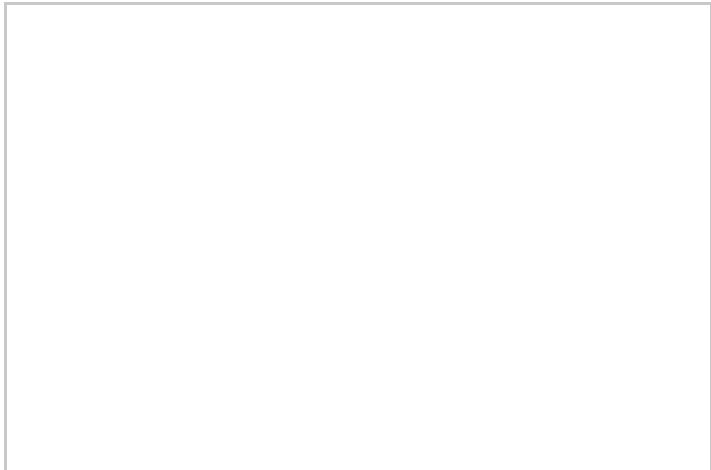
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Area

The village of Heage is a much sought after residential location due to its pleasant position nestling within open countryside, thus offering attractive walks. Heage and neighbouring Nether Heage combine to offer a good range of local amenities including school, church, public houses and the recently restored windmill. Heage is located between the larger towns of Ripley and Belper which offer a more comprehensive range of facilities including supermarkets and leisure centres. The property's location is also close to the A38 which gives easy access to the M1 in the north and Derby City Centre in the South.

Directional Note

Leaving Belper along Far Laund, continue into Heage, the main road going through the village is New Road where the property will be found on the right hand side clearly identified by our distinctive Home2sell 'For Sale' board.



Road Map



Hybrid Map



Terrain Map



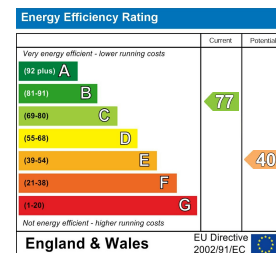
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.