

Home 2 Sell

Quality Service For Less



203 Park Road

Heage, Belper, DE56 2AB

£199,995



Home2sell are delighted to offer this beautiful two bedroom cottage which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Occupying a popular and convenient location within the village of Heage. With the benefit of off road parking for several vehicles and an enclosed rear patio garden. Having gas central heating and PVCu double glazing. Accommodation briefly comprising of:- Lounge, Fitted Dining Kitchen, Inner Hall with stairs to first floor and quality fitted family bathroom having a three piece suite with spa bath. To the first floor two double bedrooms the master having an En-Suite Shower Room. VIEWING ESSENTIAL.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Lounge

10'8" extending 11'11" x 10'1" (3.26m extending 3.64m x 3.08m)

The property is entered via a composite door with glazed insert, PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting. The focal point of the room is an inset multifuel burning stove set on a raised hearth with exposed wooden lintel. Television Point.

Inner Hall

Having Ceiling light, door to the useful under stairs storage, central heating radiator and stairs off to the first floor landing.

Dining Kitchen

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with wooden block work surfaces over incorporating a ceramic one and a half sink drainer unit with chrome mixer tap. PVCu double glazed window to the rear garden aspect and PVCu door to the rear garden aspect. Having an integrated electric fan assisted oven with a four ring gas hob and stainless steel extractor canopy over, cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system. Space and plumbing for an automatic washing machine, space for a fridge and space for a small chest freezer, recessed ceiling lighting, central heating radiator and Quarry tile flooring and space for a dining table.

Luxury Family Bathroom

Having a three piece suite comprising of a traditional high flush WC, pedestal hand wash basin and spa bath with panelled side. Edwardian style radiator, complimentary wall tiling to bath, PVCu double

glazed window, ceramic tiled flooring and recessed ceiling lighting.

To the first floor landing

Ceiling light and access to the loft void.

Bedroom One

12'10" red 11'6" red 7'1" x 11'3" red 8'2" (3.93m red 3.51m red 2.16m x 3.45m red 2.49m)

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and ceiling light.

En suite Shower Room

Having a three piece suite comprising of a close couple WC, hand wash basin and shower cubicle with rain head and hand held attachment. Recessed ceiling lighting and complimentary tiling.

Bedroom Two

10'1" x 10'8" extending 11'5" (3.08m x 3.27m extending 3.48m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Having two fitted wardrobes.

Outside

Externally the property is set back from the road with a dropped kerb granting access to a generous driveway which has ample parking for several vehicles. To the rear a patio area which is an ideal space for alfresco dining, bar and an outbuilding.

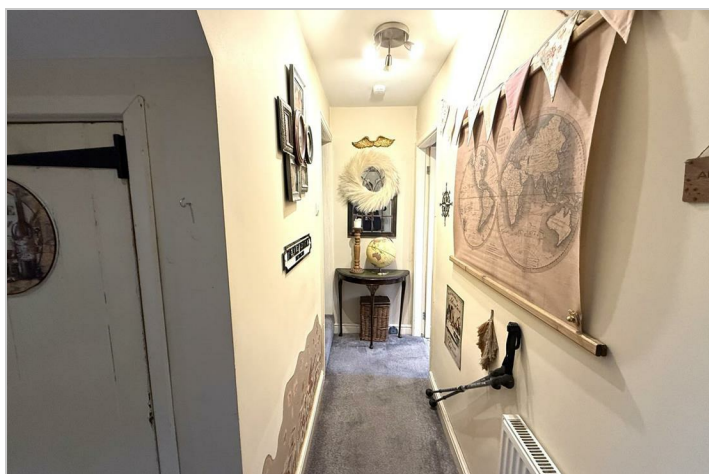
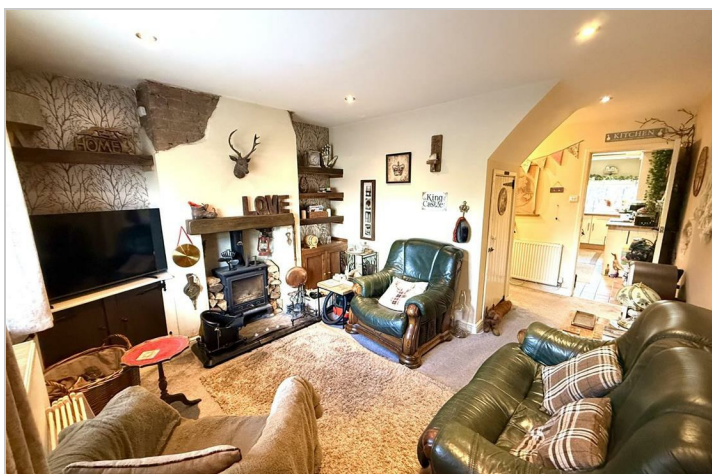
Area

The village of Heage is a much sought after residential location owing 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 post office, school, church, public houses and the recently restored and noted windmill. Heage is located between the larger towns of Belper and Ripley which offer a more comprehensive range of facilities including supermarket and leisure centres.

Directional Note

From our Belper office, proceed past the Market Place, taking a left-hand turn onto Chesterfield Road, which becomes Laund Hill and then Far Laund. Continue along Far Laund towards Heage, eventually taking a right-hand turn on the bend onto Jacksons Lane. Proceed along Jacksons Lane, turning left at the junction onto Old Road and immediate right onto Park Road and the property will be found on the right-hand side, clearly identified by our distinctive Home2sell For Sale board.



Road Map



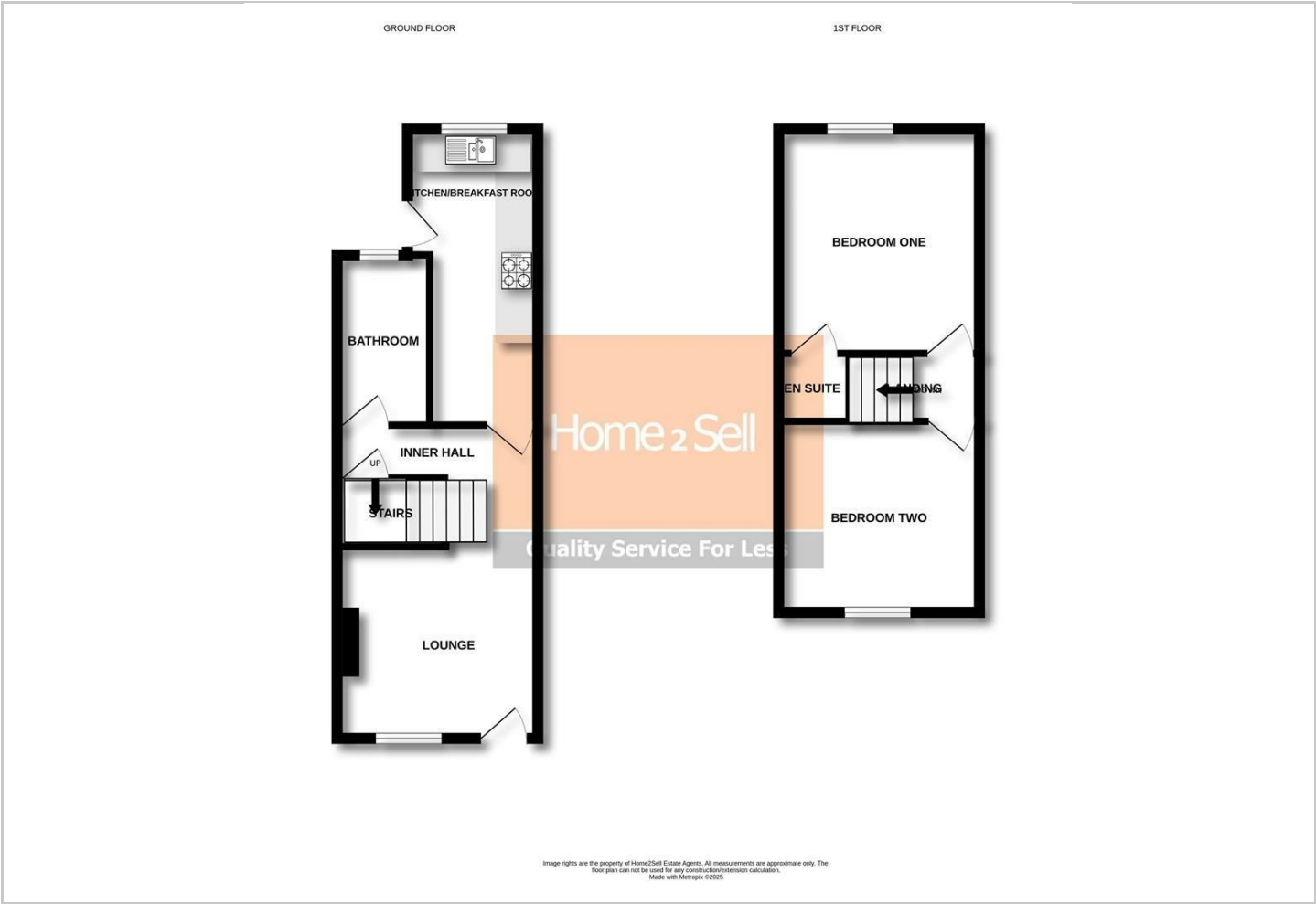
Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.