

Home 2 Sell

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The Birches Bakers Hill

Heage, DE56 2BL

£395,000



Home2sell are delighted to offer this rare opportunity to acquire a beautiful executive bungalow residence situated in a popular and much sought after area of Heage Derbyshire. The property represents an excellent opportunity for the discerning purchaser looking to purchase an individual and beautifully designed family home which was built circa 1985 by a highly reputable builder Graham Whetton with joinery by Ralph Boles. Accommodation comprising in brief of Entrance hall, family bathroom having a four piece suite and three very well proportioned bedrooms. Having a generous dining kitchen, utility room and an open plan lounge dining room with feature fireplace having a multifuel burning stove. To the rear is a PVCu conservatory with glazed roof and the property enjoys an integral garage with fitted electric door. Benefiting from PVCu double glazing and gas central heating. Outside to the front is gated access to a large block paved driveway proving generous vehicular standing space. To the rear a delightfully enclosed garden having block paved terrace which is an ideal place for el fresco dining and entertaining. Having a lawn and well stocked established borders. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered through a PVCu door having glazed inserts, engineered oak flooring. central heating radiator, ceiling light, useful storage cupboard having engineered oak internal flooring.

Kitchen

12'4" x 12'0" (3.77m x 3.67m)

Having a traditional fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with a mixer tap. Having an electric fan assisted oven and gas hob. Recessed ceiling lighting, central heating radiator and ceramic tiled flooring,

Utility Room

10'7" x 6'0" (3.25m x 1.85m)

Having a recently installed wall mounted gas boiler which services the domestic hot water and central heating system. PVCu double glazed window to the rear elevation, ceramic tiled flooring and space and plumbing of an automatic washing machine. Recessed ceiling lighting, PVCu double glazed window to the rear elevation, integrated fridge and complimentary splash back tiling.

Lounge Dining Room

24'10" x 12'0" (7.58m x 3.66m)

Having a PVCu double glazed window to the side elevation, sliding doors to the conservatory, two central heating radiators, two ceiling lights and wall lighting. The focal point of the room is a log burning stove set on a raised tile hearth with stone surround. Television Point.

Conservatory

14'2" x 7'2" (4.33m x 2.20m)

Being of PVCu sealed unit construction on a brick base with a self cleaning glass roof system. Ceramic tile flooring and PVCu door to the rear. Central heating radiator and wall lights.

Bedroom One

12'6" x 12'5" (3.82m x 3.80m)

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

Bedroom Two

12'11" reducing 8'8" x 10'11" reducing 7'10" (3.95m reducing 2.66m x 3.34m reducing 2.41m)

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

Bedroom Three

9'11" x 8'8" (3.04m x 2.65m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Oak wardrobe included with sale.

Family Bathroom

Having a four piece suite comprising of a close couple WC, vanity hand wash basin, walk in shower cubicle having a thermostatically controlled shower and bath with panelled side, recently fitted vinyl flooring, central heating radiator, complimentary wall tiling, PVCu double glazed window to the side elevation.

Outside

Outside to the front is gated access to a large block paved driveway proving generous vehicular standing space.

A special feature of the sale is the delightful wrap round garden that has mature established planting and to the rear enjoys a most delightful aspect having an enclosed garden with a block paved terrace which is an ideal place for el fresco dining and entertaining. Having a lawn and well stocked established borders.

Garage

18'10" x 10'2" (5.76m x 3.10m)

Having an electric door, PVCu double glazed window to the side elevation, power and light.

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.

The property's location is also close to the A38

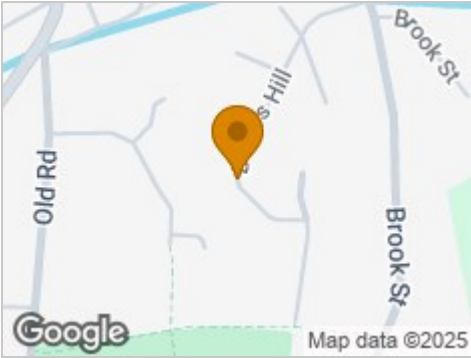
which gives fast access to the M1 in the north and Derby city centre in the south.

Directional Note

From the Belper branch of Home2sell continue onto New Road, proceed up the Hill onto Market place and take the left turn, sign posted Heage onto Chesterfield Road, proceed out of Belper on Chesterfield Road onto Far Laund and Laund Hill and continue along this road for some time, eventually entering Heage, proceed through Heage on the Ripley Road and eventually turn onto Brook Street on the right hand side, take the second right onto Bakers Hill where the property can be found at the top on the left hand side, easily identified by our distinctive Home2sell For Sale board.



Road Map



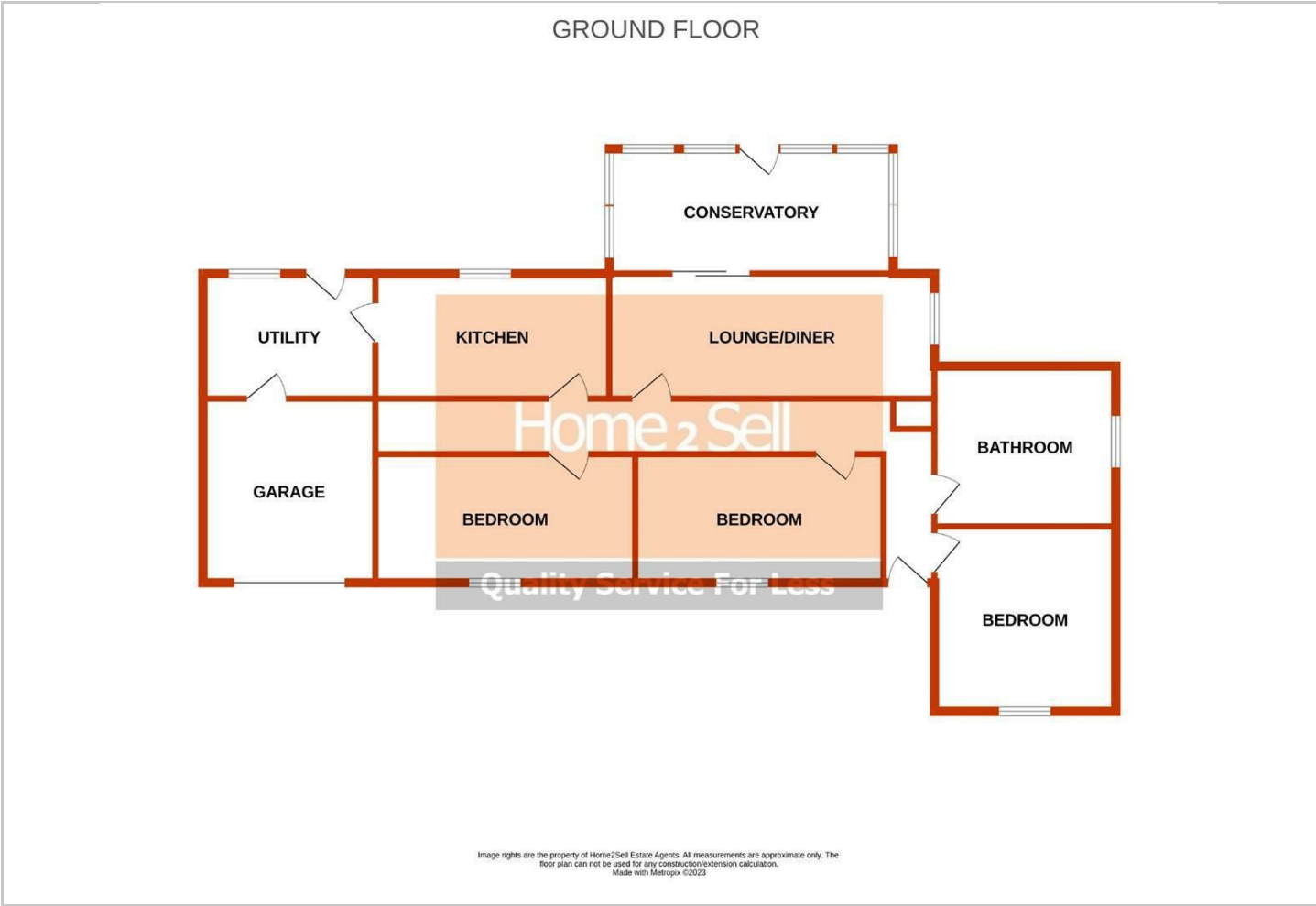
Hybrid Map



Terrain Map



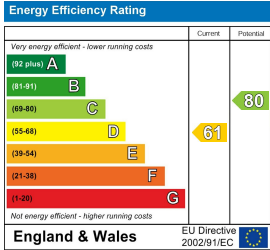
Floor Plan



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



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