

# Chesterfield Road

Heage, Belper, DE56 2BH

John   
German







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Offers in excess of £575,000

Lovely large family home with spectacular views to the front and rear. Perfect for anyone looking for a well set up and easily managed small holding but with the convenience of local amenities and excellent transport links.

The house was extended in 1994 to create a lovely large family home and is located on the edge of the village with easy access to Ripley, Belper, Alfreton and Derby with major commuter routes via A610/A6/A38/M1. There are train stations nearby Belper Duffield and Ambergate as well as the mainline train station in Derby and regular bus services running through the village. Heage has an excellent primary school and two pubs but is most famous for its working windmill which was first built in 1797.

The property is entered via a double glazed door to the front elevation into an entrance porch with Minton tiled flooring. A stain glass door leads into the hall that again has a beautiful Minton tiled floor, radiator, stairs off leading to the first floor, understairs storage cupboard and doors leading off.

The main living room has a multi-fuel burner with a wooden surround, laminate flooring, coved ceiling, radiator, uPVC double glazed picture window with views over the rear garden and a sliding door leading to the garden room.

The "L" shaped garden room/conservatory has uPVC double glazed windows and doors and a "Warm Roof", two storage heaters, a radiator and doors lead off to the WC and utility room.

The utility room is fitted with a range of base units with roll edge work surfaces, a stainless steel sink unit and drainer, plumbing for washing machine, space for a tumble dryer, uPVC double glazed window to the rear elevation, wall mounted boiler and courtesy door into the garage.

The WC has a low level WC, tiled splashbacks and quarry tiled flooring.

Moving back through the property into the breakfast kitchen which is fitted with a range of wall and base units with work surfaces over extending to form a breakfast bar underneath a uPVC double glazed window with views over the rear garden and beyond. There is a gas cooker point, plumbing for a dishwasher, space for an under unit fridge plus a sink and drainer with mixer tap over, tiled splashbacks, quarry tiled flooring and a radiator.

The generous dining room completes the ground floor accommodation having a multi-fuel burner, uPVC double glazed bay window to the front elevation, radiator, coved ceiling and oak flooring.

Stairs lead to the first floor landing with exposed floor boards, uPVC double glazed window to the side elevation, loft access and doors off leading to the bedrooms and bathroom.

The stunning master bedroom has a lovely double aspect with uPVC double glazed windows to the front and rear elevation, oak flooring, coving to the ceiling and two radiators.

The en suite is fitted with a low level WC, pedestal wash hand basin, shower cubicle with an electric wall mounted shower, water proof boarding, extractor fan, heated towel rail and a uPVC double glazed window to the rear elevation.

There are two generous double bedrooms both with countryside views, laminate flooring and radiators. The fourth is a single bedroom currently used as an office again with stunning views and a radiator.

The family bathroom is fitted with pedestal wash hand basin with mixer tap over, low level WC, corner bath, mains fed shower, obscured UPVC double glazed window to the rear elevation, heated towel rail and a solar panel control unit.



The front of the property has gated access leading to a generous tarmaced drive providing ample off road parking with a trailer store, carport and gated side access leading to the vegetable garden and to the paddock.

Adjacent to the rear of the house is a raised decked seating area with steps leading down to a lawn with herbaceous shrubs, bushes and specimen trees. There is a raised storage shed/summerhouse with countryside views and a caged vegetable garden and chicken run. Vehicular access leads into two enclosed paddocks totalling around an acre with water supply, field shelter and store. The property is surrounded by countryside and enjoys lovely views in three directions.

**Note:** There are covenants in place that require all current and future owners to maintain stock resistant fencing.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17062024

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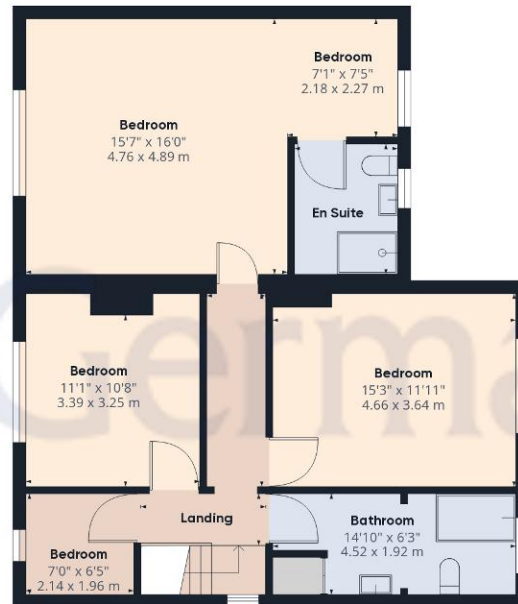


Ground Floor

Approximate total area<sup>(1)</sup>

1958.15 ft<sup>2</sup>

181.92 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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