

Church Street

Heage, Belper, DE56 2BG



Great value family home with three excellent bedrooms and a really practical layout. Located in the centre of Heage with access to transport links, village school, shops and pubs. Stunning open aspect views.

Offers in Excess of £200,000

John German 

Heage is located between Ripley and Belper with both less than 10 minutes drive away, easy access to the A610/A6/A38 and there is a good local bus service. The village has its own primary school and several local pubs. The village is famous for its windmill and is surrounded by countryside with plenty of great walks.

The property benefits from gas fired central heating and replacement uPVC double glazing.

Entrance to the property is via a hallway with stairs rising to the first floor and doors leading off to the ground floor accommodation.

The ground floor cloaks/WC is fitted with a low flush WC wall mounted wash basin and a chrome towel radiator.

The kitchen is fitted with a range of base and eye level units with roll edge work surfaces, stainless steel sink unit and tiled splashbacks, a built-in electric oven with a four ring gas hob and extractor fan, concealed boiler and spaces are provided for a washing machine and fridge freezer, with window to the front.

To the rear of the property is a stylish open plan living dining room with the spaces clearly divided using contrasting flooring, laminate flooring is laid in the designated dining area which leads onto a carpeted seating area with a built-in media wall and French doors that open out onto the garden and providing lovely views.

On the first floor stairs lead to a landing with a second set of stairs continuing up to the second floor and doors leading off to the family bathroom and bedrooms one and two, both of which are excellent sizes able to accommodate double beds. The family bathroom is fitted with a vanity wash basin with storage beneath, concealed flush WC and a "P" shaped bath with shower over and glass screen, extensive tiling and chrome heated towel rail.

Outside to the front of the property is a block paved driveway providing off road parking and to the rear is a fully enclosed low maintenance rear garden with a paved patio and a small artificial lawn. The property enjoys some spectacular views initially over the church graveyard stretching out over the fields to Ridgeway and as far as Crich Stand to the right.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: ADSL copper wire

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.ambervalley.gov.uk

Our Ref: JGA/30092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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