

# The Croft

Heage, Belper, DE56 2BQ



Great bungalow, refurbished over recent years with fixtures and fittings in excellent order. Practical layout with a generous breakfast kitchen, pleasant lounge leading onto a uPVC double glazed conservatory overlooking the rear garden. Two double bedrooms and modern shower room. South facing garden.

£270,000

John German

The property is a short relatively flat walk from Brook Street and the bus stop and within close proximity to local amenities including, pubs, schools, hairdressers and restaurants, all of which are just a short stroll away. The village of Heage is ideally located between the neighbouring towns of Ripley and Belper but also within easy reach of the A38, A6 and A610.

Internal viewing is strongly recommended to truly appreciate this wonderful home.

Entrance to the property is on the side with an easily navigated concrete ramp leading to the main entrance door which opens into the spacious breakfast kitchen. The kitchen is fitted with an extensive range of cream gloss base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, window overlooking the rear garden, slot in electric oven with extractor hood over plus spaces for a washing machine, fridge and a breakfast table.

The inner hallway leads from the kitchen and provides access to the majority of the remaining accommodation as well as access to the loft.

The living room is an excellent size with an elegant fireplace window to the side and a patio door opening into the conservatory that has a warm roof, tiled floor, power connected and a sliding door opening out onto the garden.

There are two double bedrooms both overlooking the front garden and a spacious modern shower room which is fully tiled and fitted with a double shower enclosure with a low profile shower tray, a low flush WC, pedestal wash basin, chrome heated towel rail and a window to the side.

Outside the property is set on the flat behind a easily maintained front garden with herbaceous borders and an artificial lawn. To the side is a resin driveway providing off road parking as well as access to the brick built garage which has an electric roller door and a courtesy door opening into the rear garden. The fully enclosed rear garden also has an artificial lawn and ornamental borders and a paved patio area.

**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:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 C

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

**Our Ref:** JGA/03032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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