

Old Road

Heage, Belper, DE56 2BN

John 
German







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Asking Price Of £400,000

Three-bedroom detached property with an approved hybrid planning application (AVA/2021/0791), comprising outline planning for a three-bedroom dormer bungalow and full planning for a detached garage for the existing property. Gas-fired central heating and sealed unit uPVC double glazing.

Three-bedroom detached property with an approved hybrid planning application (AVA/2021/0791) comprising outline planning for a three-bedroom dormer bungalow and full planning for a detached garage for the existing property. The property is sold with the benefit of gas-fired central heating and sealed unit uPVC double glazing.

LOCATION - 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 school, public houses and the recently restored and noted Windmill. Heage is located between the larger towns of Ripley and Belper which offers a more comprehensive range of facilities including supermarket and leisure centres. The property's location is also close to the A38 which gives easy access to the M1 in the north and Derby city centre in the south.

ACCOMMODATION A uPVC door providing access to the storm porch having sealed unit double glazed windows in uPVC frames to front and side. A wooden door opens to the hall having doors providing access to dining room, sitting room and useful under stairs storage cupboard / pantry. Staircase to the first floor. Central heating radiator.

The sitting room has a coal effect gas fire with tile fireplace and hearth. Central heating radiator. Sealed unit double glazed windows in uPVC frames to rear and side. A separate dining room has a coal effect gas fire. Central heating radiator. Sealed unit double glazed windows in uPVC frames to front and side. A wooden door opens to the kitchen having roll edged preparation surfaces with inset one and a half stainless steel sink unit with adjacent drainer and chrome mixer tap over and tile splashback. Range of cupboards and drawers beneath with appliance space and plumbing for dishwasher and free standing space for electric free standing oven with extractor fan canopy over. Complementary wall mounted cupboards. Central heating radiator. Sealed unit double glazed windows in uPVC frames to rear. An opening leads to the utility area having plumbing for an automatic washing machine and tumble dryer point. Sealed unit double glazed door providing access to front garden. A panelled door opens to the guest's cloakroom having a low level WC and wall mounted wash hand basin with chrome cold tap over. Central heating radiator. Sealed unit double glazed opaque window in uPVC frame to side.

The first floor landing has useful storage cupboards. Central heating radiator. Sealed unit double glazed windows in PVC frames to front. Bedroom one has a central heating radiator. Sealed unit double glazed windows in uPVC frames to side. Bedroom two has a central heating radiator. Sealed unit double glazed windows in uPVC frames to side. Bedroom three has a central heating radiator. Sealed unit double glazed windows in uPVC frames to side and front.

The bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap over, P-shaped bath with chromed mixer tap over and recently fitted mains shower with glass shower screen. Central heating radiator. Useful built-in airing cupboard housing Ideal boiler. Sealed unit double glazed opaque windows in uPVC frame to side. There is also a separate WC having low level WC and a sealed unit double glazed opaque window in uPVC frame to front.

Outside the property is positioned on a plot of just under approx 1/3 of an acre, undoubtedly one of the main features of this property is its well-presented and maintained south-facing garden with well-established, mature herbaceous and flowering borders. Adjacent to this is a further garden space comprising a tarmac driveway leading to a timber shed, brick-built garage, and lawn area which has the benefit of approved outline planning consent for a three-bedroom detached dormer bungalow. The main property benefits from having a full planning application approval for a single detached garage.

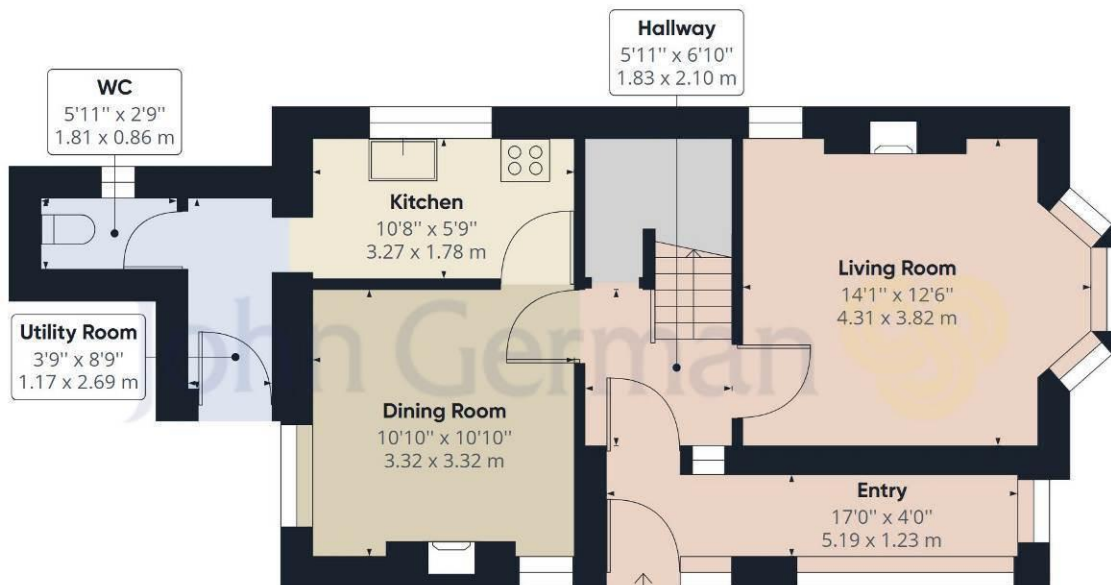
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/29052023

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band E

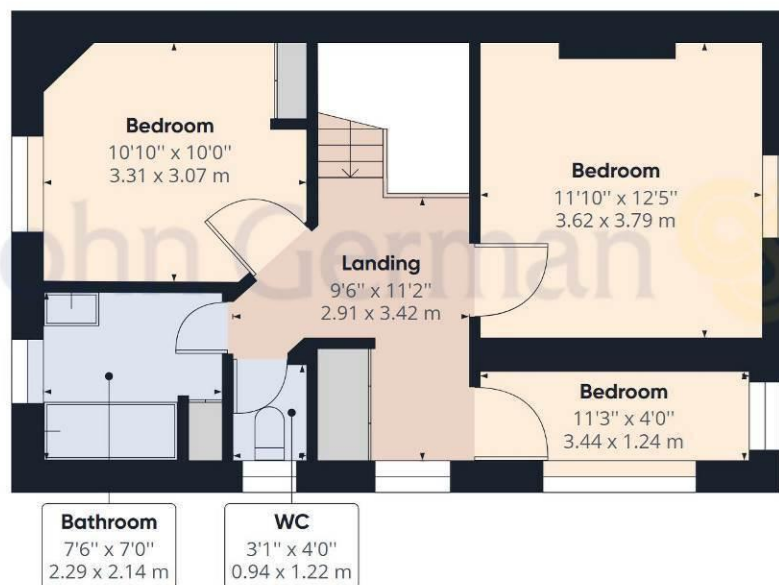


Ground Floor

Approximate total area⁽¹⁾

1007.94 ft²

93.64 m²



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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

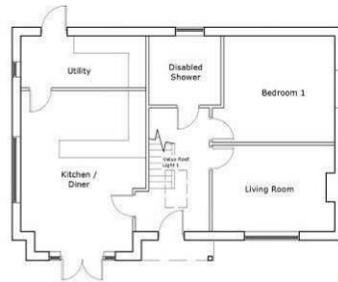
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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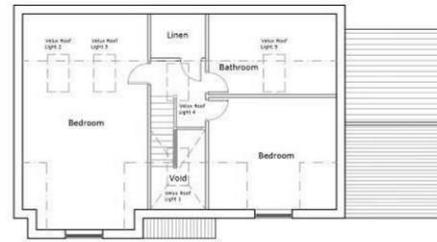
Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

Revision	Date
REV A - Minor Amendments	10.08.2024 - JC



Ground Floor Plan
Scale 1:100



First Floor Plan



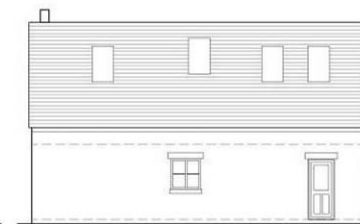
Front Elevation
Scale 1:100



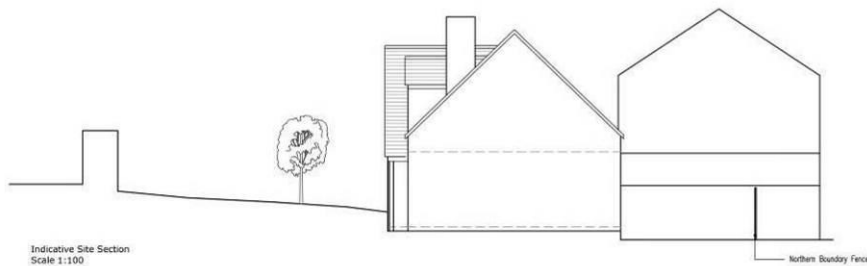
Side Elevation



Side Elevation



Rear Elevation



Indicative Site Section
Scale 1:100



Second Floor, Suite 3
Woburn House
Vernon Gate
Deddy DE1 1UL

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CLIENT
Lynett Stodd

TYPE:
PLANNING

PROJECT DESCRIPTION:
Outline planning application submission for the development of a dormer bungalow on land at 117 Old Road, Wragge

DRAWING TITLE:
Plans and Elevations as Proposed

DRAWN BY: JC	CHECKED BY: NB
DRAWING NUMBER: 004	REVISION: A
SCALE: 1:100 BA2	DATE: June 2021
DRAWING REF: 3048 - 004	

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