



Bakers Hill, Heage, DE56 2BL

We love this stylish home, which has a south-east facing garden, parking immediately in front of the home and spacious rooms throughout. On sale at a great price and in Council Tax band A, this is a perfect starter home, with period features and modern touches.

On the ground floor is a roomy breakfast kitchen, living room with huge fireplace and log burner and a wonderful sun room. To the first floor is a large main bedroom, second bedroom and bathroom. The rear garden has a neat lawn, dining patio and two sheds.

Heage is a lovely village and is located just north of Belper and within a short distance of Ripley. Three main A roads (A6, A610 and A38) run close to the village and the train station at Ambergate and regular 'Sixes' bus service provide good transport links around the region. The Peak District, Nottingham and Derby are all within easy reach. In the village itself is the famous six-sail windmill, a primary school, grocery shops and three popular public houses.

- Stylish 2 bedroom, 1 bathroom home
- Substantial log burner in original fireplace
- Neat south-east facing garden with dining patio
- Parking immediately in front of the house
- Modern kitchen with Neff oven
- Contemporary decor and spacious rooms
- Plenty of storage
- Council Tax band A
- Sun Room
- In the heart of this popular village near Belper

£185,000

Front of the home

Located part-way along an extensive curving cul-de-sac, this very well-presented end terrace home has a pebble-dash facade and tiled roof. A small timber gate on the left leads to a path to the rear garden. Usefully, there is space to park immediately in front of the home.

There is an outside light and stone lintel above the part-glazed composite front door, which has a chrome handle, letterbox and knocker.

Breakfast Kitchen

13'7" x 12'1" (4.15 x 3.7)

The roomy kitchen has lots of worktop and cabinet storage, with plenty of space for a 4-6 seater dining table in the centre of the room. The kitchen has a ceramic tiled floor and high ceiling with light fitting. Entering the home through the front door, on the left the worktop extends around three sides. An integral 1.5 stainless steel sink and drainer with swan-neck chrome mixer tap sits beneath the large uPVC window. From here you have views through a gap in the houses opposite to rolling fields in the distance.

An integral five-ring gas hob with extractor fan over is situated in the large original chimney space. A range of high and low level cabinets including a chest-height Neff oven and grill and space for a microwave complete the fitted elements of the kitchen. At the right-hand end is space and power for a large fridge-freezer.

The kitchen also includes a modern white tall vertical radiator, high skirting boards and space and plumbing for a washing machine.

A white panelled door leads to an internal lobby area at the bottom of the stairs, with coat hooks on the wall and a door through to the living room and sun room.

Living Room

13'7" x 11'9" (4.15 x 3.6)

The focal point of this stylish, newly-decorated room is the large log burner and flue, which sit upon a tiled hearth in the large stone fireplace with brick surround. This quirky-shaped room is carpeted and has a radiator and ceiling light fitting. In the left corner is a large under-stairs cupboard which has a light fitting.

Alcoves each side of the fireplace have lots of shelving. A wide art deco style arch and step up lead through to the sun room.

Sun Room

10'11" x 7'6" (3.33 x 2.3)

With light oak-effect vinyl flooring, fully-glazed patio doors to the rear garden and an additional north-facing window, this versatile room is flooded with natural light. Currently used as a music room, it would also make a wonderful home office, play room or a sunny dining room.

A tall cupboard in the corner houses the modern Ideal boiler and the room has plenty of space for seating and furniture.

Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the landing, where there is a tall window and two ceiling light fittings. The landing also has space for a bookcase and doors lead into the two bedrooms and bathroom.

Bedroom One

13'7" x 12'1" (4.15 x 3.7)

We all loved this room, which has great views through the tall north-facing window to the patchwork of fields through the gap in the houses opposite. This large double bedroom is carpeted and has a radiator, ceiling light fitting and lots of room for a bed and furniture. The large storage cupboard in the corner has shelving and a loft hatch.



Bathroom

8'4" x 4'11" (2.55 x 1.5)

On the left is a large walk-in shower with reinforced glass screen. The mains-fed shower has a monsoon shower head and additional hand-held attachment. There is a ceramic pedestal sink with chrome mixer tap and ceramic WC with integral flush. The room also includes a wide frosted double-glazed window, chrome vertical heated towel rail, ceramic tiled floor, ceiling light fitting and recessed ceiling spotlight.

Bedroom Two

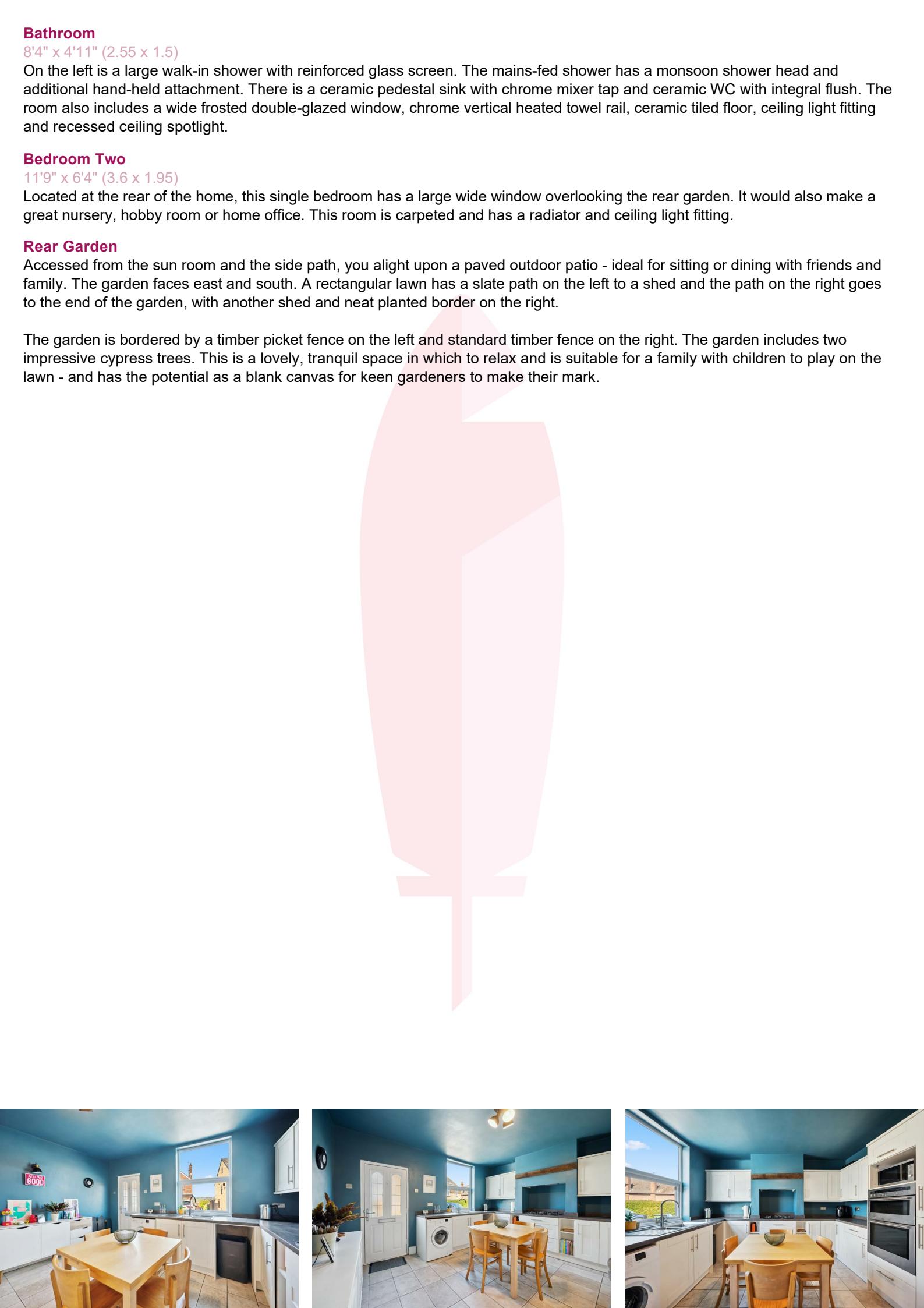
11'9" x 6'4" (3.6 x 1.95)

Located at the rear of the home, this single bedroom has a large wide window overlooking the rear garden. It would also make a great nursery, hobby room or home office. This room is carpeted and has a radiator and ceiling light fitting.

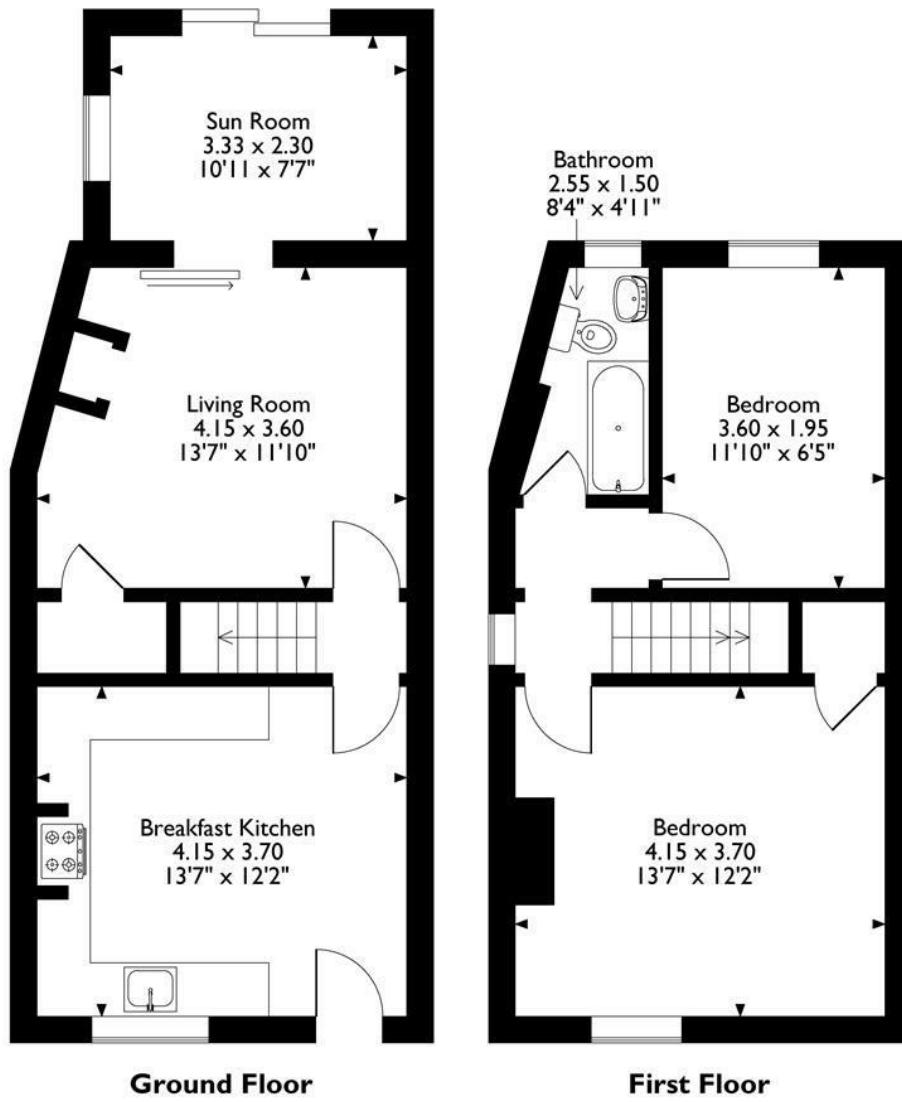
Rear Garden

Accessed from the sun room and the side path, you alight upon a paved outdoor patio - ideal for sitting or dining with friends and family. The garden faces east and south. A rectangular lawn has a slate path on the left to a shed and the path on the right goes to the end of the garden, with another shed and neat planted border on the right.

The garden is bordered by a timber picket fence on the left and standard timber fence on the right. The garden includes two impressive cypress trees. This is a lovely, tranquil space in which to relax and is suitable for a family with children to play on the lawn - and has the potential as a blank canvas for keen gardeners to make their mark.



11 Bakers Hill
Approximate Gross Internal Area
77 Sq M / 829 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND, COMPANY NUMBER: 11836315