



229 Park Road, Heage, Belper, DE56 2AB

£259,950



Viewing is highly recommended to appreciate the generously proportioned traditional three bedroom semi detached family home. Situated in the popular village of Heage, close to local amenities. The extended property occupies a generous plot with ample car parking, garage and well stocked landscaped gardens. Offered with vacant possession/ no chain.



229 Park Road, Heage, Belper, DE56 2AB

£259,950



The well maintained family home offers deceptively spacious, yet versatile accommodation comprising entrance porch, reception hallway, sitting room, dining room and extended family room with ground floor shower room off, ideal for multi-generation living. There is a breakfast kitchen with side entrance lobby having a cloaks cupboard, useful pantry and WC. To the first floor there are three bedrooms and luxury bathroom.

Benefitting from gas central heating, security alarm system and UPVC double glazing.

To the front of the property is a hard standing area with driveway to the side providing ample off road parking and leading to the garage. There is a generous rear garden, well stocked with trees, shrubs and flowering plants. A sunny patio area enjoys countryside views.

Renowned for its historic Windmill, Heage is a sought after village with excellent primary school, parish church, popular pubs and country walks. Belper is within easy reach, with its busy railway station, varied shopping and leisure facilities. There is easy access to Derby and Nottingham via major road links ie. A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

Glazed arched doors provide access from the front.

ENTRANCE PORCH

There is a light and glazed entrance door opens into

RECEPTION HALLWAY

Having a radiator and stairs climb to the first floor.

DINING ROOM

11'9 x 13'6 (3.58m x 4.11m)

Having a UPVC double glazed box bay window to the front, radiator and a wall mounted gas fire.

SITTING ROOM

12'5 x 11'4 (3.78m x 3.45m)

There is a marble fire surround with matching hearth housing an electric fire, wall lighting, radiator,

telephone point and hardwood, glazed French doors open into :

FAMILY ROOM

18'9 x 10'9 (5.72m x 3.28m)

A naturally light and spacious room, which could be used for a ground floor bedroom or annex facility. There is wood effect flooring, a wall mounted electric fire, wall lights, inset spot lighting, two radiators, TV aerial point and shelving. UPVC double glazed French doors open onto the elevated patio area.

GROUND FLOOR SHOWER ROOM

8'8 x 6'2 (2.64m x 1.88m)

Appointed with an easy accessible wet room style walk-in shower enclosure with electric shower, pedestal wash hand basin and a close coupled low flush WC, non slip flooring, Full complementary tiling, radiator, UPVC double glazed window and a large built-in cupboard with shelving provides excellent storage.

FITTED KITCHEN

12'1 x 9'2 (3.68m x 2.79m)

Appointed with a range of base cupboards, drawers and eye level units with glazed shelving and work surface over incorporating a one and a half bowl acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric cooker, washing machine, dishwasher and fridge freezer. There is a UPVC double glazed window to the side, inset spot lighting, decorative plate rack, ceramic tiled floor, extractor fan and a half glazed door opens into :

REAR LOBBY

There is a double built-in cloaks cupboard, ceramic tiled floor and a walk-in pantry with shelving and light.

WC

There is a low flush WC and wall mounted wash hand basin, radiator, ceramic tiled flooring, UPVC double glazed window and complementary wall tiles.

FIRST FLOOR LANDING

There is a UPVC double glazed window to the side elevation, radiator, built in cupboard houses the electrical installations and there is access to the well insulated and part boarded roof void, via a ladder and with light.

BEDROOM ONE

12'4 x 9'10 + plus recess (3.76m x 3.00m + plus recess)

Fitted with a range of built-in wardrobes with dressing table and bedside cabinets, UPVC double glazed window to the rear enjoying views and a radiator.

BEDROOM TWO

11'5 x 8'10 plus wardrobe (3.48m x 2.69m plus wardrobe)

There is a range of built-in wardrobes providing hanging and shelving facility, bedside cabinets, recessed shelving, radiator and a UPVC double glazed window to the front elevation.

BEDROOM THREE

6' x 6' (1.83m x 1.83m)

There is a radiator, UPVC double glazed window and shelving.

BATHROOM

Appointed with a panelled bath with mixer shower, vanity wash hand basin and close coupled WC with wood effect cupboard and shelving. A built-in cupboard houses the hot water cylinder and provides linen storage.

OUTSIDE

To the front of the property there is a hard standing area with driveway to the side providing off road parking and leading to a garage. A secure entry provides access to the rear.

GARAGE

17'9 x 9' (5.41m x 2.74m)

Having an up and over door, light, power, window and personal door into the entry. A wall mounted boiler (serves the domestic hot water and central heating system).

GARDEN

The enclosed rear garden is well stocked with flower beds, mature trees, shrubs and flowering plants. There are gravelled pathways, two sheds and an elevated patio area, is perfect for alfresco dining and enjoying the countryside views.



Road Map



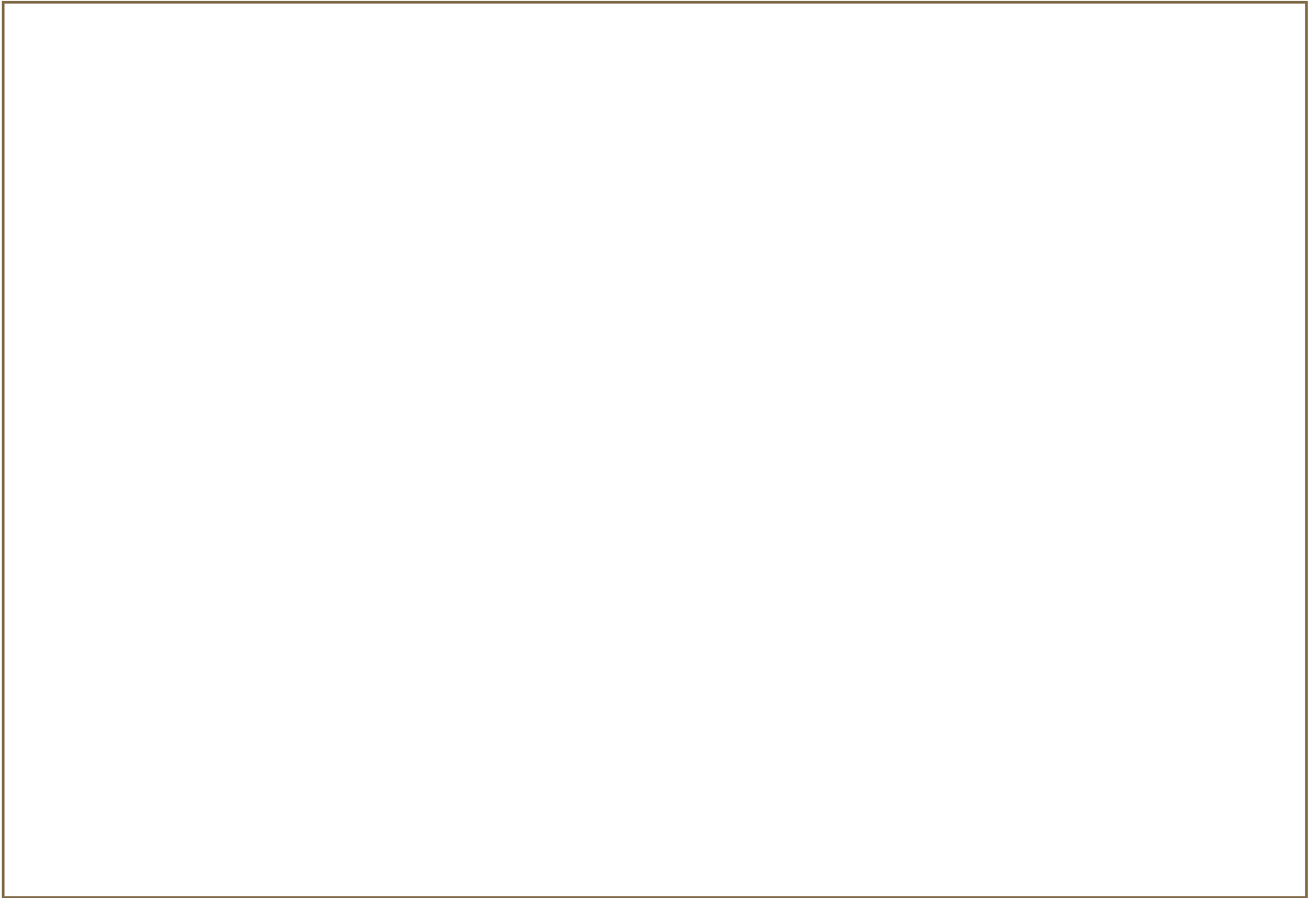
Hybrid Map



Terrain Map



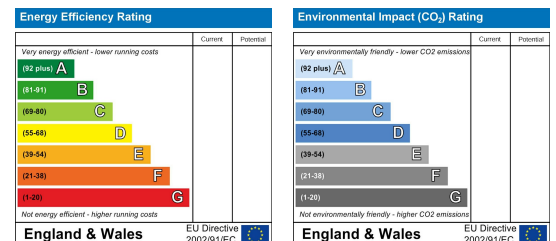
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk