



13 The Croft, Heage, Belper, DE56 2BQ

£345,000



An immaculately presented two bedroom chalet style bungalow residence situated in a quiet cul de sac location situated in the sought after village of Heage. There is ample car parking, garage and well stocked south facing gardens. Viewing is strongly recommended.



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The welcoming detached chalet style residence has an entrance hallway, quality fitted kitchen with breakfast room, impressive lounge diner with patio doors opening onto the sunny garden and a ground floor bathroom. To the first floor there are two generous double bedrooms with built-in furniture and a luxury bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a Worcester combi boiler and a security alarm system.

To the front of the property there is a well stocked fore garden with a path to the side door. A driveway provides ample off road parking with car port, garage and generous tool store. The south facing rear garden is tiered with a lawned area having well stocked flower beds and a sunny patio. Steps lead through a mature rockery garden to a lower level vegetable plot with raised planters, wooden garden sheds and green house.

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

A half glazed entrance door with side window allows access.

ENTRANCE HALLWAY

Having a radiator, discrete built-in cupboard with shelving, useful walk-in understairs store with light and stairs climb off to the first floor.

LOUNGE DINER

21'10 x 12'7 (6.65m x 3.84m)

A light and spacious room extending the full width of the property with UPVC double glazed window over looking the garden and French doors provide access to the patio. Having wood effect flooring, two radiators, TV aerial point, recessed wall lighting and a fire surround with marble hearth houses an electric stove.

BREAKFAST ROOM

9'4 x 8'11 (2.84m x 2.72m)

A UPVC double glazed bow window to the front, radiator and TV aerial point. A sliding door opens into :

KITCHEN

13' x 8'2 (3.96m x 2.49m)

Comprehensively fitted with a range of cream shaker style base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include a double electric oven and grill, Neff induction hob, extractor hood, slimline dishwasher, space for an under counter fridge and freezer and plumbing for a washing machine. There is Terrazzo tiled flooring, high level shelf, radiator, UPVC double glazed window to the front and a UPVC double glazed stable style door provides access from the side.

GROUND FLOOR BATHROOM

7'7 x 6' (2.31m x 1.83m)

Appointed with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC, complementary full tiling, radiator, Twin UPVC double glazed windows, extractor fan, inset wall mirror and ceramic tiled flooring.

ON THE FIRST FLOOR

LANDING

A oak and steel balustrade climbs to the first floor and there is access to the roof void.

BEDROOM ONE

12'7 x 10' +wardrobe recess (3.84m x 3.05m +wardrobe recess)

Fitted with a range of built-in wardrobes with generous hanging and shelving, radiator, TV aerial point, wood effect flooring and a UPVC double glazed window to the front elevation.

BEDROOM TWO

12' x 12' (3.66m x 3.66m)

Having engineered beech flooring, radiator, window to the rear elevation, TV aerial point and a range of built-in wardrobes with dressing table.

BATHROOM

Beautifully appointed with a panelled bath with shower over, vanity wash hand basin and close coupled WC. There is complementary half tiling, inset spot lights, extractor fan, UPVC double glazed window and ceramic tiled flooring.

OUTSIDE

To the front of the property is a lawned fore

garden with mature hedging and well stocked flower beds. A tarmac driveway provides off road parking and leads to a car port with light, EV car charger and access to the garage. A path to the other side leads to the rear garden.

GARAGE

22' 4 x 8'7 (6.71m 1.22m x 2.62m)

Having an electric roller shutter door, light power, personal door to the rear and a useful store 9'8 x 6' with window.

REAR GARDEN

The south facing rear garden is tiered with the top terrace having a sunny paved patio area, lawn and mature flower beds with established, trees, shrubs and flowering plants. A path winds through a rockery garden with dry stone walling and a further seating terrace. Steps lead down to vegetable garden with raised beds, greenhouse, two wooden sheds and a summerhouse with light, power and outside tap.



Road Map



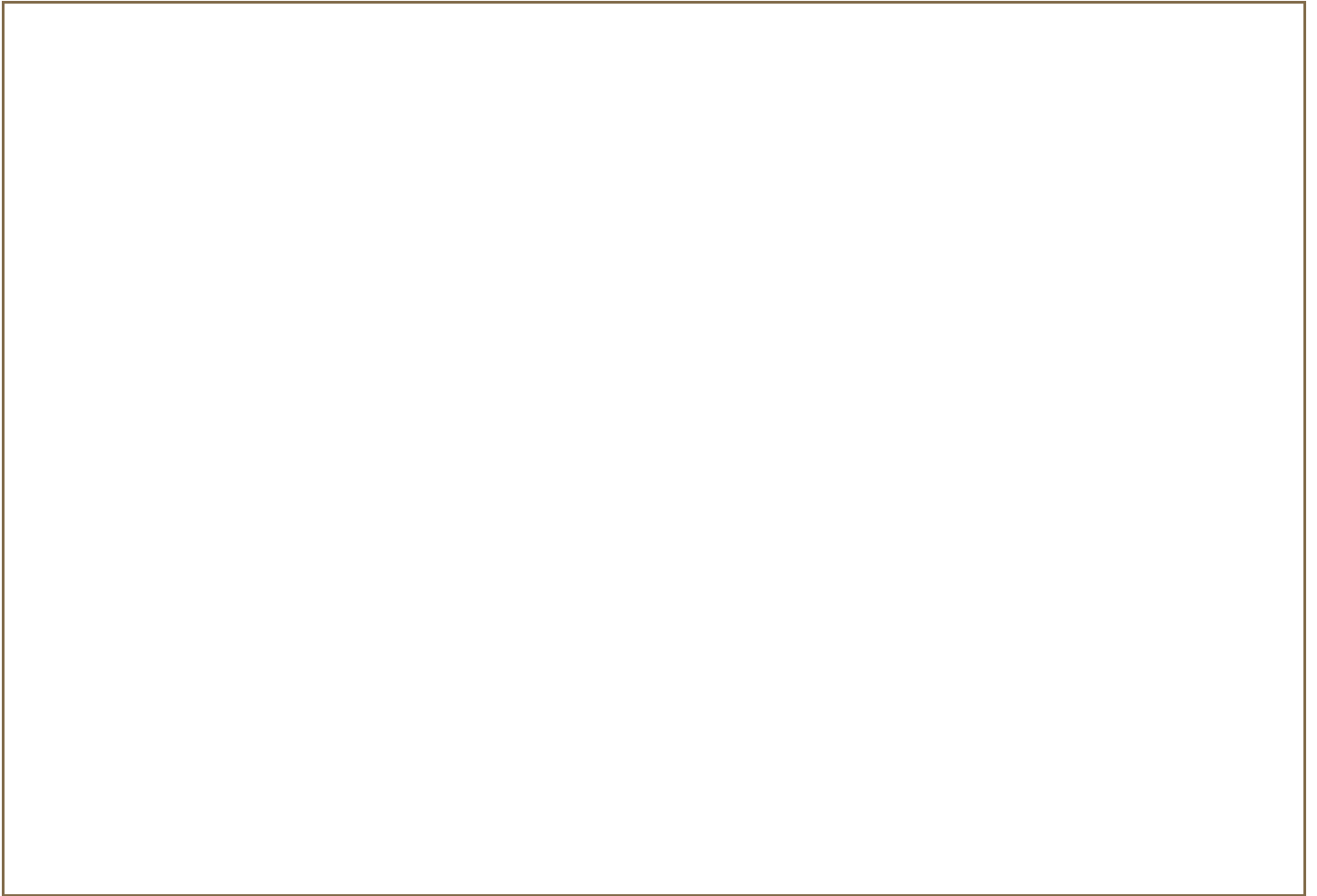
Hybrid Map



Terrain Map



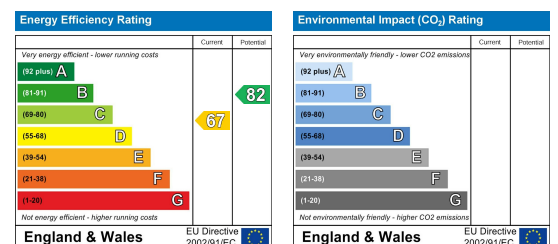
Floor Plan



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



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