



## Barn Croft School Lane, Heage, Belper, Derbyshire, DE56 2AL

**£375,000**



Offered with vacant possession/ no chain. An individual traditional family home offering deceptively spacious yet versatile four double bedroom accommodation, having three reception rooms, situated in the sought after village of Heage, close to its historic windmill. There is ample off road parking and enclosed garden. Viewing is highly recommended.



# Barn Croft School Lane, Heage, Belper, Derbyshire, DE56 2AL

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The beautifully presented modern accommodation comprises an entrance hallway, spacious lounge with feature slate wall and gas stove, family room, guest WC, dining room and dining kitchen with integrated appliances. To the first floor there are four double bedrooms and family bathroom.

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

The property has pedestrian access to the front door and vehicle access to the rear through a secure gate to a shared courtyard with off road parking for two vehicles. The enclosed rear garden is laid to lawn with a sunny patio.

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 glazed entrance door allows access from the rear into :

### ENTRANCE LOBBY

Constructed with a brick base, UPVC double glazed windows and doors with triple poly carbonate roof, light, power, plumbing for an automatic washing machine and vent for a tumble dryer. A half glazed composite entrance door opens into :

### DINING KITCHEN

Well appointed with a range of light oak base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include Neff electric fan assisted double oven and grill, gas hob, extractor hood, dishwasher and fridge freezer. There is inset spot lighting, quarry tiled flooring, radiator, and dual aspect UPVC double glazed windows to the

side and rear. A matching cupboard houses the Bosch combi boiler, which serves the domestic hot water and central heating system. There is access to the roof void.

### DINING ROOM

12'5 x 11'9 (3.78m x 3.58m)

Having a Victorian style radiator, oak effect flooring, inset spot lights, shelving and dual aspect UPVC double glazed windows to the side and rear.

### HALLWAY

There is a range of built-in cloaks cupboards and shoe storage, ceramic tiled flooring, stairs climb off to the first floor and a stylish half glazed composite entrance door with full height windows, provides access to the front.

### GUEST WC

Having a low flush WC and wall mounted wash hand basin, ceramic tiled flooring, high level shelving and heated towel radiator.

### LOUNGE

18'1 x 15'10 (5.51m x 4.83m)

A spacious room with floor to ceiling feature slate wall having a flagstone hearth and a gas, cast iron stove with chimney, solid wood flooring, networking cables and TV and satellite connections, telephone point and inset spot mood lighting. French doors with full height side windows open onto the garden.

### FAMILY ROOM

18'9 x 9'11 (5.72m x 3.02m)

A versatile room, which could be a ground floor bedroom, home office or family room. There are dual aspect UPVC double glazed windows to the front and rear, bamboo effect polished flooring, network cables, telephone point and inset spot lighting.

## ON THE FIRST FLOOR

### LANDING

There is a UPVC double glazed window to the side elevation, wall lights, radiator and two Velux skylight windows.

## BEDROOM ONE

18'9" x 9'11" (5.72m x 3.02m)

There is a wardrobe recess, UPVC double glazed window to the rear window with views and a Victorian radiator.

## BEDROOM TWO

12' x 8'10" (3.66m x 2.69m)

Having a radiator, UPVC double glazed window to the rear elevation enjoying views, shelving and there is access to the roof void.

## BEDROOM THREE

11'10" x 9' (3.61m x 2.74m)

There is a radiator and UPVC double glazed window to the rear elevation enjoying views.

## BEDROOM FOUR

11'2" x 11'9" (3.40m x 3.58m )

There is a Victorian style radiator, UPVC double glazed window and a Velux skylight window.

## BATHROOM

Appointed with a three piece suite comprising a Jacuzzi bath with thermostatic shower over, pedestal wash hand basin and low flush WC, complementary full tiling, heated towel radiator, built-in cupboard, ceramic tiled flooring, inset spot lighting and Velux skylight window.

## OUTSIDE

The property is accessed via a communal driveway to the side of the property, through a secure electronic

five bar gate into a communal court yard, where there are two off road parking spaces. A pedestrian gate allows access to the property and its garden.

There is a pedestrian access to the front door, over a neighbouring property.

## GARDEN

The enclosed garden is laid to lawn with a paved patio area, perfect for alfresco dining and entertaining. A gate opens onto a foot path, directly into the local countryside.



## Road Map



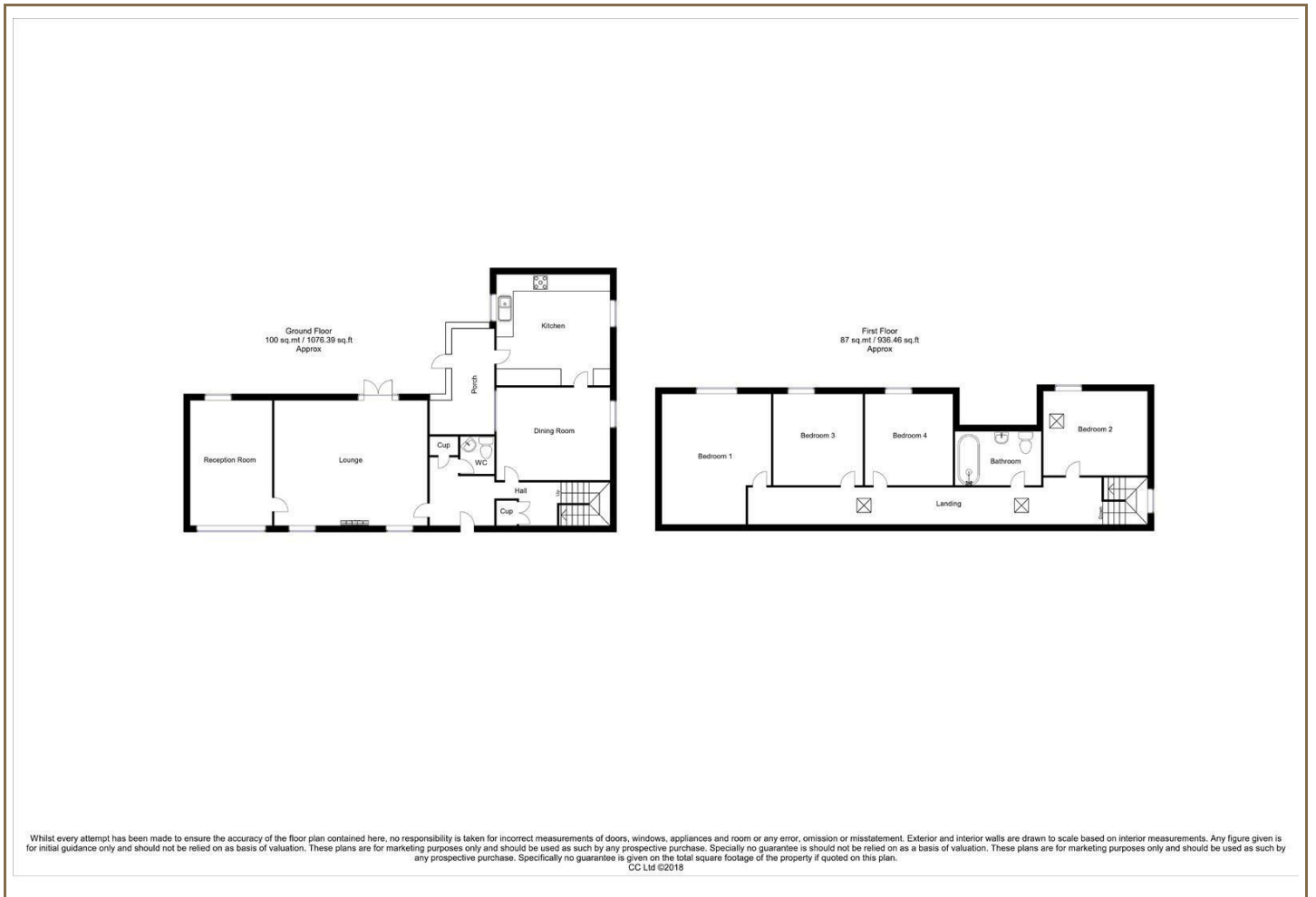
## Hybrid Map



## Terrain Map



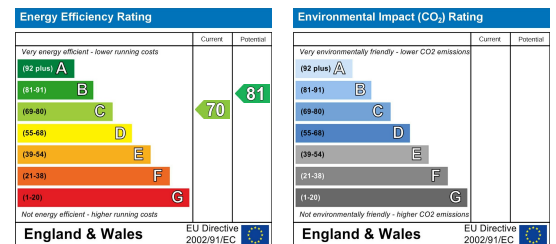
## Floor Plan



## 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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