



31 Brook Street, Heage, Belper, DE56 2AG

£369,950



Offered with vacant possession/no chain. A charming semi detached cottage in need of updating, situated in a quiet back water location within the popular village of Heage. Occupying a generous plot with a spacious driveway providing ample off road parking, hard standing and double detached garage. Viewing is strongly recommended.



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The charming character cottage is in need of cosmetic upgrading, having many original and period features, offering deceptively spacious extended accommodation comprising sitting room with open fire place, living room, fitted breakfast kitchen with dining area, separate utility room and gardeners WC. To the first floor there are three good sized bedrooms and family bathroom with a four piece suite.

Benefitting from gas central heating and double glazed windows and doors.

To the front of the property is a generous lawned garden with dry stone boundary wall, a double driveway provides ample off road parking and hard standing area, which leads to a detached double garage. The enclosed rear garden is laid to lawn with mature fruit trees and a sunny patio area enjoying open countryside views. There is enormous potential to extend the property or create a vegetable garden, to enjoy the good lifestyle on offer.

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 composite stable style door allows access.

BREAKFAST KITCHEN

10'2 x 12'3 (3.10m x 3.73m)

Appointed with a range of dark oak base

cupboards, drawers, eye level units and glazed display cabinets with rolled top work surface over incorporating a breakfast bar and acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven and grill, ceramic hob, fridge freezer and plumbing for a dishwasher. There is vinyl flooring, beams to the ceiling, inset spot lighting, UPVC double glazed window overlooking the garden and a latch door opens into :

UTILITY ROOM

Fitted with white base cupboards with rolled top work surface over incorporating a circular sink with splash back tiling, plumbing for a washing machine, space for a fridge and tumble dryer. There is quarry tiled flooring, beams to the ceiling and UPVC double glazed dual aspect windows.

WC

There is a low flush WC, quarry tiled flooring and a UPVC double glazed window to the side

DINING AREA

10'7 x 11'7 (3.23m x 3.53m)

There is a UPVC double glazed window to the rear, radiator and stairs climb off to the first floor.

LIVING ROOM

13' x 10'9 (3.96m x 3.28m)

A bright room with a UPVC double glazed sash style window to the front, reclaimed brick fire place with tiled hearth and wooden mantle, beams to the ceiling, TV plinth, column radiator, TV aerial point and a half glazed wooden entrance door allows access. A timber latch door opens into :

SITTING ROOM

13' x 11' (3.96m x 3.35m)

Having beams to the ceiling, wall lights, column

radiator, TV aerial point and a cast iron open fire place with inset Victorian tiles, marble hearth and wooden surround.

FIRST FLOOR LANDING

BEDROOM ONE

15'1 x 12'2 (4.60m x 3.71m)

A well proportioned room with beams to the ceiling, radiator and two dormer style windows to the rear elevation enjoying views over the garden and countryside beyond

BEDROOM TWO

13'1 x 10'11 (3.99m x 3.33m)

A double bedroom with a tiled open fire surround, wood effect flooring, radiator, in-built cupboard with shelving and a UPVC double glazed sash style window to the front elevation.

BEDROOM THREE

11'4 x 12'3 max measurements (3.45m x 3.73m max measurements)

There is a UPVC double glazed sash style window to the front elevation, radiator and access to the roof void.

FAMILY BATHROOM

Appointed with a four piece suite comprising a panelled bath, double shower enclosure with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary full tiling with mosaic border tile, ceramic tiled flooring, UPVC double glazed window to the rear elevation, extractor fan and radiator. There is a built-in over stairs cupboard providing linen storage.

OUTSIDE

The property occupies a generous garden plot. To the front is walled fore garden laid to lawn with a double tarmac driveway to the side providing hard standing and off road parking for several vehicles, which leads to a detached double garage.

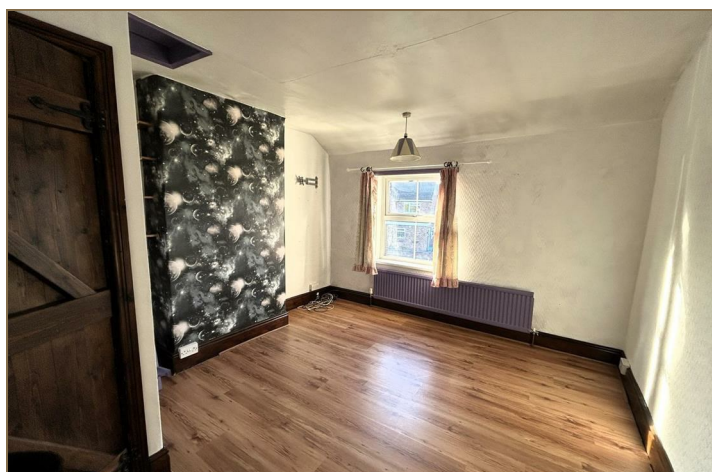
GARAGE

22'11" x 17'5" (7.0 x 5.33)

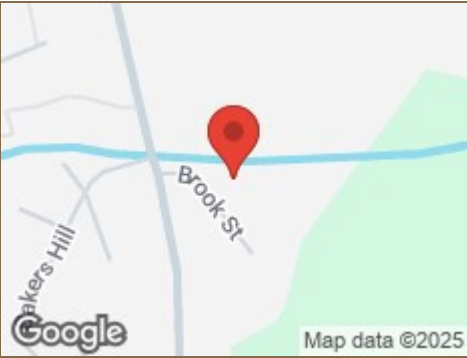
Having twin up and over doors, light, power, windows, outside tap and ample overhead storage.

GARDEN

The mature garden is mainly laid to lawn with established fruit trees, hedges and flowering plants. with brick built boundary walls and a paved patio, perfect for alfresco dining and entertaining.



Road Map



Hybrid Map



Terrain Map



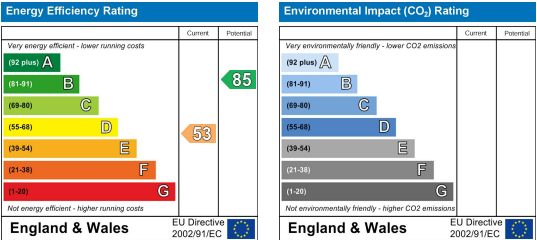
Floor Plan



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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