



35 Dungeley Hill, Nether Heage, Belper, DE56 2AN

£525,000



Individually built and designed in 2000, the stone built, quality family home is located in the sought after village of Nether Heage enjoying views of the historic windmill and open countryside. The four bedroom accommodation has a detached garage workshop and low maintenance gardens. Viewing is strongly recommended.



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The modern family home offers well proportioned accommodation situated within the green belt. Constructed in 2000 and since having had a newly upgraded central heating system and recently installed UPVC double glazed windows. The welcoming accommodation comprises of a central hallway, lounge with bi-fold doors opening into a hardwood conservatory, separate dining room, quality fitted kitchen, separate utility room and a ground floor shower wet room. To the first floor there is an impressive gallery landing, four bedrooms (principal bedroom with ensuite and built-in wardrobes) and a luxury family bathroom.

Benefitting from majority UPVC double glazed windows and character hardwood doors, gas central heating fired by a combi boiler, full insulation, a security alarm system and 8 solar panels to the roof providing cash sum return from the grid.

To the front of the property a resin driveway provides off road parking and hard standing for several vehicles and leads to a detached garage. Double gates open to the rear, where there is a low maintenance garden with a sunny paved seating area and gazebo, perfect for alfresco dining and entertaining. The garden is south facing and enjoys an open aspect with views of the windmill and adjacent countryside. There is an impressive timber work shop, (12'10 x 23'9) with phase three power supply.

Nether Heage is a sought after village, renowned for its historic windmill, with a primary school, parish church, village pub and many countryside walks close by. Having easy access to Belper, Ripley and major road links to Derby and Nottingham ie A38, M1, whilst the A6, provides the gateway to Matlock and the stunning Peak District.

ACCOMMODATION

An hardwood entrance door allows access.

RECEPTION HALLWAY

19' x 6'5 (5.79m x 1.96m)

There are twin hardwood double glazed windows to the side, natural stone effect ceramic tiled flooring, radiator, coving, telephone point and stairs climb to the first floor.

LOUNGE

19' x 11'5 (5.79m x 3.48m)

There is a UPVC double glazed window to the front, matching stone effect tiled flooring, coving, wall lighting, two radiators, a recessed Gazco flame effect gas stove and in-built cabinets, TV plinth and shelving to the recess. Glazed bi-fold doors open into the conservatory.

CONSERVATORY

12'2 x 11'5 (3.71m x 3.48m)

Constructed with a stone built base, hardwood double glazed windows and French doors, lantern roof , stone tiled flooring with under floor heating, column radiator and recessed lighting.

DINING ROOM

10'9 x 10'7 (3.28m x 3.23m)

A light room with UPVC double glazed windows to the side and front enjoying views of the Heage windmill, natural stone effect ceramic tiled flooring, column radiator, coving, telephone point and a half glazed hardwood door.

FITTED KITCHEN

11'8 x 11'4 (3.56m x 3.45m)

Comprehensively appointed with a range of solid ash base cupboards, drawers and eye level units with granite work surface over, incorporating a one and a half inset stainless steel sink with mixer taps, upstand and splash back tiling. Integrated appliances include a Neff hide and slide electric oven and grill, gas hob, extractor hood, combination oven, Bosch dishwasher and an American style fridge freezer with plumbing. There is a solid oak free standing dresser, ceramic tiled flooring, electric kick plate heater, coving, inset spot lights, under plinth lighting, UPVC double glazed window to the rear overlooks the garden and a door opens into :

UTILITY ROOM

8'3 x 5'8 (2.51m x 1.73m)

There are matching ash base cupboards and larder unit housing a Baxi combination boiler (serving the domestic hot water and central heating system), plumbing for an automatic washing machine and vent for a tumble dryer, splash back tiling, UPVC double glazed window to the side, coving and a half glazed hardwood entrance door opens to the rear.

GROUND FLOOR WETROOM

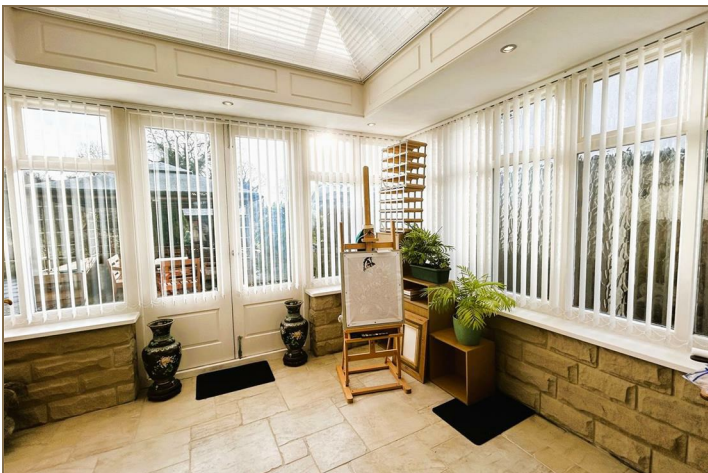
7'8 x 7' (2.34m x 2.13m)

Having a walk-in shower with thermostatic shower, mosaic tiled flooring with under floor heating, full wall tiles, low flush WC and pedestal wash hand basin. There is a heated towel radiator, extractor fan, inset spot lighting and a UPVC double glazed window to the side.

TO THE FIRST FLOOR

GALLERY LANDING

There a UPVC double glazed window to the front elevation enjoying open countryside



views, radiator and doors off to the bedrooms.

BEDROOM ONE

10'10 x 12' extending to 14' (3.30m x 3.66m extending to 4.27m)

Fitted with a range of built-in wardrobes providing hanging and shelving facility, radiator and a UPVC double glazed window to the rear elevation enjoying countryside views.

ENSUITE SHOWER ROOM

Beautifully appointed with a shower enclosure with thermostatic shower, low flush WC and a pedestal wash hand basin, radiator, extractor fan and a UPVC double glazed window to the side elevation.

BEDROOM TWO

9'8 x 8'5 extending into wardrobe (2.95m x 2.57m extending into wardrobe)

Fitted with a sliding mirror wardrobe providing hanging and shelving, coving to the ceiling, radiator and a UPVC double glazed window to the rear elevation.

BEDROOM THREE

9'8 x 8'5 (2.95m x 2.57m)

Having a radiator, UPVC double glazed window to the front elevation enjoying open views and a range of in-built wardrobes providing hanging and shelving facility.

BEDROOM FOUR

10'6 x 8'11 (3.20m x 2.72m)

Currently used has a home office with a built-in desk with shelving and an in-built wardrobe providing shelving and hanging facility, radiator, UPVC double glazed window to the front elevation with open views.

FAMILY BATHROOM

Beautifully appointed with a three piece suite comprising a panelled bath with shower mixer taps, vanity wash hand basin with a granite top and useful storage beneath and a low flush WC. There is complementary full tiling, radiator, vinyl flooring, UPVC double glazed window to the side elevation, extractor fan, wall cabinet and access to the roof void.



OUTSIDE

To the front of the property is resin driveway, providing ample off road parking, leading to a detached stone built garage with a hard standing area and extends to the side of the property, through double gates allowing access to the rear. There is outside lighting and a dwarf dry stone boundary wall.

GARAGE

18'4 x 11'1 (5.59m x 3.38m)

Having light, power, hard wood electronic up and over and over head storage.

GARDEN

The rear enclosed garden is mainly paved for ease of maintenance. Having vehicle access to the side through secure double gates. There is outdoor lighting and timber gazebo with a paved base and a gravelled path leads through a rockery garden to a large wooden work shop.

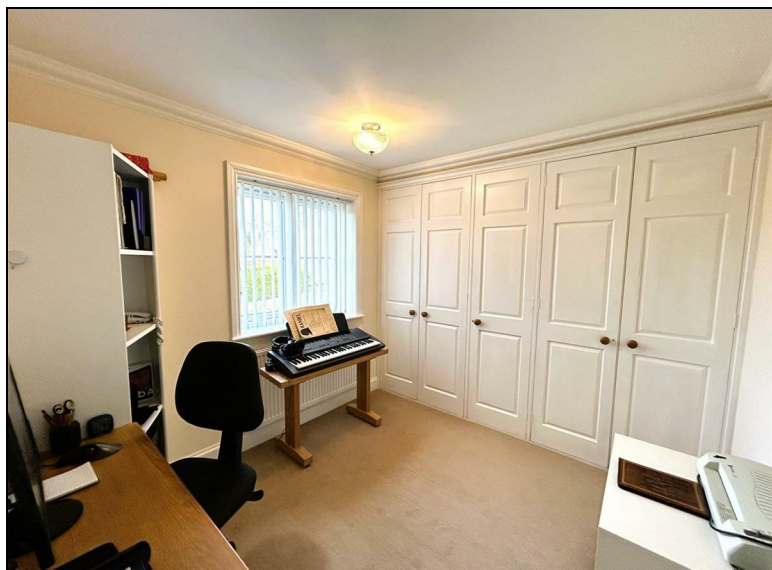
WORKSHOP

12'10 x 23'9 (3.91m x 7.24m)

Constructed with timber frame, being partly

insulated, timber windows and double doors, roof sky lights and a solid base. There is phase three electricity supply ideal for hobby workshop.







Road Map



Hybrid Map



Terrain Map



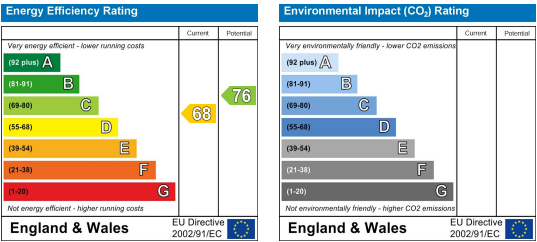
Floor Plan



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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