



36 Bentfield Road, Nether Heage, Belper, DE56 2AX

£295,000



Offered with vacant possession/ no chain. The traditional semi detached family home is situated in a cul de sac location in the popular village of Nether Heage. The extended accommodation has 2/3 bedrooms with generous living accommodation, secure garden and off road parking. Viewing is highly recommended.



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The welcoming accommodation is accessed from the rear through a quality conservatory with double doors opening into a well equipped kitchen diner with range cooker and cast iron log burning stove, guest WC and a generous lounge with an extended family room off. To the first floor there are two good sized double bedrooms (principle bedroom with a walk-in wardrobe) and a luxury family bathroom with a four piece suite. There is an attic room.

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

To the front of the property is a gravel driveway providing off road parking. There is access through a secure gate to the rear enclosed garden, which wraps around the property. Having a summer house and a large decked seating area.

Nether Heage is a sought after village, renowned for its historic windmill, having primary school, popular village pub and countryside walks. Situated within easy reach of Belper, Ripley, Derby and Nottingham via major road links i.e A38, M1 and A6, which provides the gateway to the beautiful Peak District.

ACCOMMODATION

Enter through a gate to the side.

CONSERVATORY

10'9 x 11'9 (3.28m x 3.58m)

Constructed with a brick built base, UPVC double glazed windows and doors, triple polycarbonate roof, power point, radiator and dark wood grain flooring. Double doors open into :

KITCHEN DINER

14'2" x 22'6" overall measurements (4.32m x 6.88m overall measurements)

KITCHEN

14'2 x 10'7 (4.32m x 3.23m)

Well appointed with a range of painted shaker style base cupboards, drawers, eye level units, glazed display cabinets and a central island with wood block work surface over incorporating a stainless steel sink drainer with mixer taps and upstand. A kenwood range cooker with a five ring gas hob, electric double ovens, extractor fan, American style fridge freezer, dishwasher and plumbing for an automatic washing machine. There is wood grain effect flooring, twin UPVC double glazed windows overlook the garden, pendant lighting over the island and a useful under stairs pantry provides storage.

DINING AREA

11'11 x 10'1 (3.63m x 3.07m)

Having matching wooden flooring, a recessed fire place with a cast iron log burning stove, radiator and a UPVC double glazed window fitted with bespoke venetian blinds.

LOBBY

Stairs climb off to the first floor.

GUEST WC

There is a UPVC double glazed arched window to the front, low flush WC, wash hand basin, radiator, wall light and ceramic tiled flooring.

LOUNGE

16'6 x 10'10 (5.03m x 3.30m)

A generous room with a recessed fire place housing a cast iron log burning stove, UPVC double glazed window to the front, radiator and TV aerial point. Open into :

FAMILY ROOM

17' x 12'7 (5.18m x 3.84m)

Having a vertical radiator, wood grain flooring, double glazed window to the rear and UPVC double glazed French doors open onto a decked seating area.

TO THE FIRST FLOOR

LANDING

Having a panelled feature wall and stairs climb to the first floor.

BEDROOM ONE

11'2 x 9'6 (3.40m x 2.90m)

Having a radiator, UPVC double glazed window to the rear elevation, in-built wardrobe with shoe storage and a walk-in wardrobe (3'6 x 10'5) Fitted with hanging and shelving with light.

BEDROOM TWO

11'9 x 10'11 (3.58m x 3.33m)

There is a UPVC double glazed window to the front elevation, radiator and a walk-in wardrobe with vanity wash hand basin and a wall mounted Alpha combi boiler serves the domestic hot water and central heating system.

LUXURY FAMILY BATHROOM

Appointed with a four piece suite comprising a panelled bath with mixer shower taps, vanity wash hand basin, a close coupled WC and a walk in shower enclosure with a thermostatic drench shower. There is a patterned vinyl flooring, two UPVC double glazed windows to the rear, inset spot lights, extractor fan and a heated towel radiator.

ATTIC ROOM

18'11 x 6' +eaves storage (5.77m x 1.83m +eaves storage)

There is a UPVC double glazed window to the rear enjoying open countryside views, inset spot lighting, recessed shelving, storage and a wall mounted electric fire.

OUTSIDE

To the front of the property is a gravel driveway providing ample off road parking. A secure gate to the side allows access to the rear enclosed garden.

GARDEN

The side garden wraps around the property, extending to the rear, which is mainly laid to lawn, having two sunny decked seating areas, one with gazebo and a summer house.



Road Map



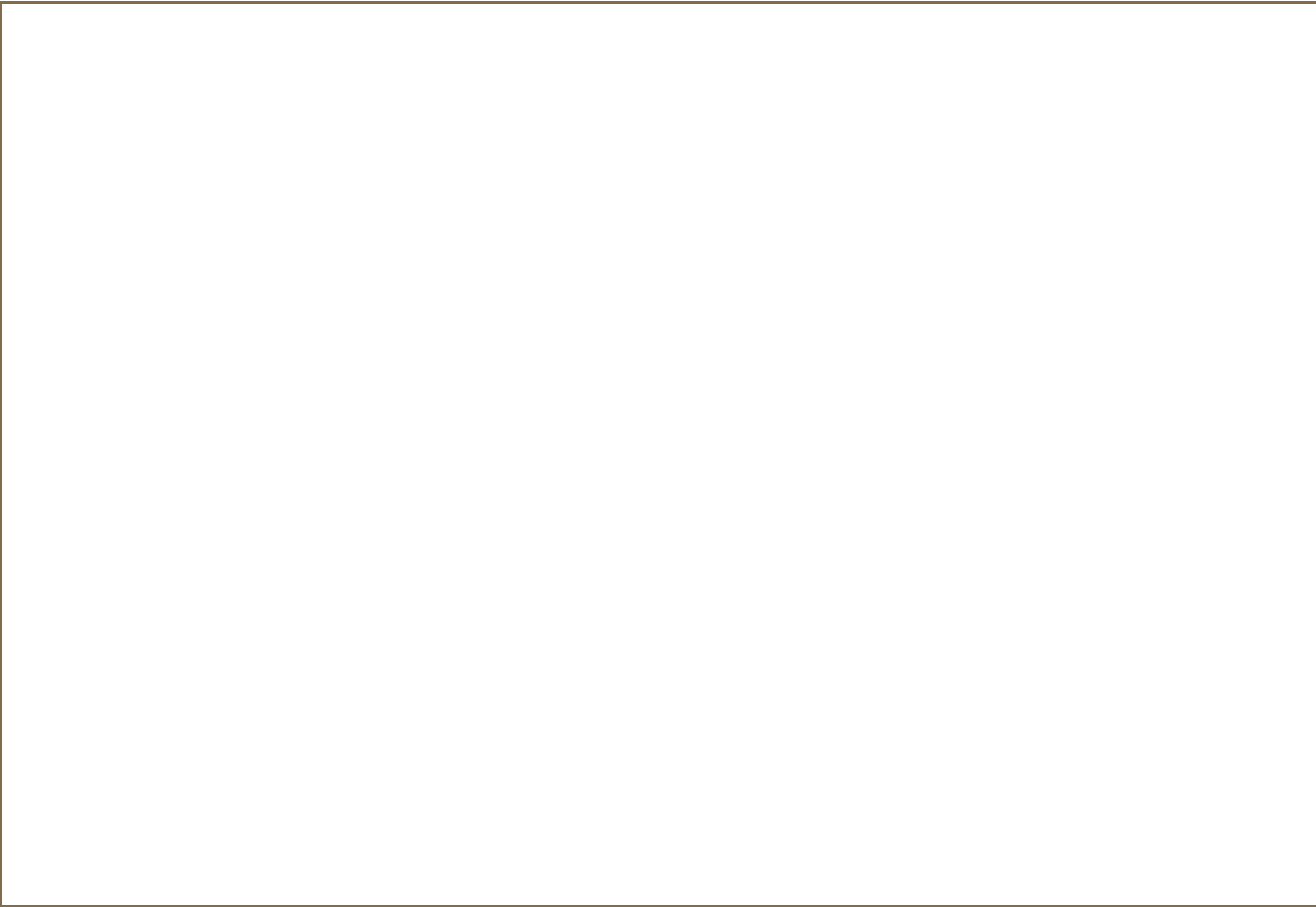
Hybrid Map



Terrain Map



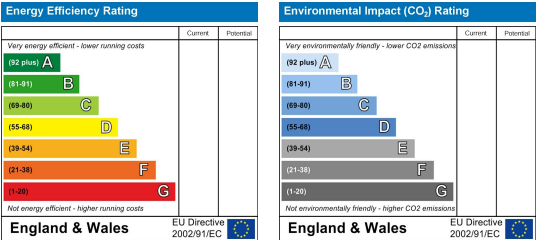
Floor Plan



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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