



3 Bed House - Semi-Detached

12c Brook Street, Heage, Belper DE56 2AG

Offers Around £250,000 Freehold



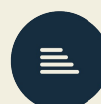
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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Semi-Detached Home - 1, 274 sq. ft
- Double Glazing & Gas Central Heating
- Lounge, Conservatory & Snug
- Fitted Kitchen & Dining Room
- Three Bedrooms
- Fitted En-suite & Fitted Bathroom
- Useful Attic Room
- Private Gardens & Shed
- Block Paved Driveway For Several Cars
- Viewing is Essential

Well presented and spacious three bedroom, en-suite semi-detached home with private garden and block paved driveway located in the popular village of Heage.

The Location

Heage is a popular location set amid attractive open countryside featuring a selection of shops, school, pub, famous windmill and provides easy access to the nearby towns of Belper and Ripley and also highly convenient for the A610 and A38.

Accommodation

Ground Floor

Porch

uPVC double glazed entrance door provides access into the porch with quarry tiled floor, double glazed window to the front and multipaned door to the dining room.



Lounge

12'9" x 11'7" (3.89 x 3.55)

With feature fireplace and decorative surround with raised hearth and electric fire, central heating radiator, dado rail, decorative coving and double glazed French doors opening into the conservatory.



Dining Room

11'6" x 8'11" (3.52 x 2.72)

With central heating radiator, dado rail, staircase leading to the first floor, double glazed window to the front, door to the lounge and doorway to the snug.



Snug

12'2" x 8'3" (3.71 x 2.53)

With central heating radiator, recessed ceiling spotlighting and double glazed window to the front.



Fitted Kitchen

15'10" x 8'4" (4.83 x 2.55)

With a U-shaped preparation surface and tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated dishwasher, appliance space suitable for a fridge/freezer, central heating radiator, panelled door to the pantry, double glazed window and door to the side.



Pantry

Conservatory

9'6" x 9'2" (2.91 x 2.80)

Brick based and uPVC double glazed construction with central heating radiator and views over and access onto the garden via French doors.



First Floor

Landing

Semi-galleried landing with feature balustrade, dado rail, double glazed window to the side and doors to three bedrooms and bathroom.

Bedroom ONE

11'8" x 11'0" (3.58 x 3.36)

With central heating radiator, fitted furniture including wardrobes, bedside drawers and dressing table, double glazed window to the rear and sliding door to the en-suite shower room.



En-Suite

7'1" x 2'6" (2.16 x 0.77)

With low flush WC, wash handbasin, shower cubicle, towel radiator and recessed spotlighting.

Bedroom Two

11'6" x 8'11" (3.52 x 2.72)

With central heating radiator and double glazed window to the front.



Bedroom Three

11'9" x 8'5" (3.59 x 2.59)

With central heating radiator, staircase leading to the second floor with useful storage beneath and double glazed window to the front.



Bathroom

8'7" x 5'8" (2.62 x 1.74)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, radiator, recessed ceiling spotlighting and double glazed window to the rear.



Second Floor

Attic Room

19'6" x 7'10" (5.95 x 2.39)

A useful converted space currently used as a study featuring storage into eaves, exposed beams, recessed ceiling spotlighting and double glazed Velux window to the rear.

Front Garden & Driveway

To the front of the property is a block paved driveway providing ample off road parking, well stocked herbaceous borders, brick retaining wall and hedgerow.



Private Garden

To the rear of the property is a very well established private garden featuring lawn, further artificial lawn, decked area, herbaceous borders containing a varied selection of plants, shrubs and trees, timber shed, closed-slat timber fencing and a very useful covered side porch with doors to both the front and rear as well as a cold water tap.



Council Tax Band B - Amber Valley



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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