

Fletcher & Company

Cackleton Croft 37a Brook Street, Heage, Belper, DE56 2AG

Price £650,000

Freehold



- Four Bedroom Detached Residence
- Sought-After Village Location
- Large Plot - Gardens & Paddock Approximately Four Acres
- Ideal for Equestrian Usage
- Utility/Boot Room
- Large Dining Kitchen, Lounge
- En-Suite Bathroom & Family Bathroom
- Three Useful Lower Level Store Rooms
- Large Double Garage





Summary

This is an exciting opportunity to acquire this four bedroom detached residence set in four acres in a sought-after village location.

The property occupies a large plot extending to gardens and fields/paddock measuring approximately four acres in total and would be ideal for equestrian usage. The property does have some old stabling which are in a state of disrepair and would need replacing and also benefits from an extensive driveway, garage, storage facility and dog house.

A driveway leads to a large double garage.

Internally, the property comprises utility/boot room, large dining kitchen, lounge, master bedroom with en-suite bathroom, three further bedrooms and bathroom, lower level with three useful storage rooms/playrooms and direct access into the double garage.

F&C

The Location

The property's location in Heage is a popular and sought-after village offering a village shop, pub, primary school, church and easy access into the market town of Belper which offers a more comprehensive range of amenities. The property is also easily accessible for access onto the A38 and into Derby city centre.

Accommodation

Ground Floor

Utility/Boot Room

11'4" x 7'5" (3.46 x 2.28)

Panelled entrance door provides access into the utility/boot room with radiator, wall mounted boiler, worktop with appliance spaces beneath, double glazed window to the side, double glazed sliding patio door opening onto the garden and stable door to the kitchen.

Dining Kitchen

20'4" x 16'8" (6.21 x 5.10)



Kitchen Area

With granite effect worktops, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, appliance spaces suitable for a large Rangemaster cooker, fridge and dishwasher, two radiators and feature corner bespoke chimney breast incorporating a cast iron log burner.

Dining Area

Spacious dining area with double glazed French doors opening onto the garden.

Lounge

16'8" x 13'8" (5.09 x 4.19)

With feature corner fireplace incorporating exposed brick timber display mantel, radiator, exposed wooden floorboards and double glazed windows to the side and rear.



Inner Hallway

14'10" x 5'5" (4.54 x 1.66)

With radiator, staircase leading to the lower level and access (via stairs) up to bedroom one.

Bedroom One

15'11" x 15'2" (4.86 x 4.64)

With three radiators, access to loft space, feature cast iron fire surround double glazed window to the front, double glazed sliding patio door opening onto the balcony and door to the en-suite bathroom.



Balcony

With wrought iron balustrade.

En-Suite Bathroom

10'7" x 8'7" (3.25 x 2.64)

With low flush WC, pedestal wash handbasin, shower cubicle, roll edge claw foot bath, central heating radiator and double glazed window to the front.

Bedroom Two

12'3" x 11'11" (3.74 x 3.65)

With radiator and double glazed window to the rear.

Bedroom Three

11'6" x 8'7" (3.53 x 2.63)

With radiator, double glazed window to the front and archway leading to a dressing area.

Dressing Area

6'5" x 6'2" (1.96 x 1.88)

With doorway to the en-suite WC.

En-Suite WC

With low flush WC, wash handbasin and double glazed window to the front.

Bedroom Four

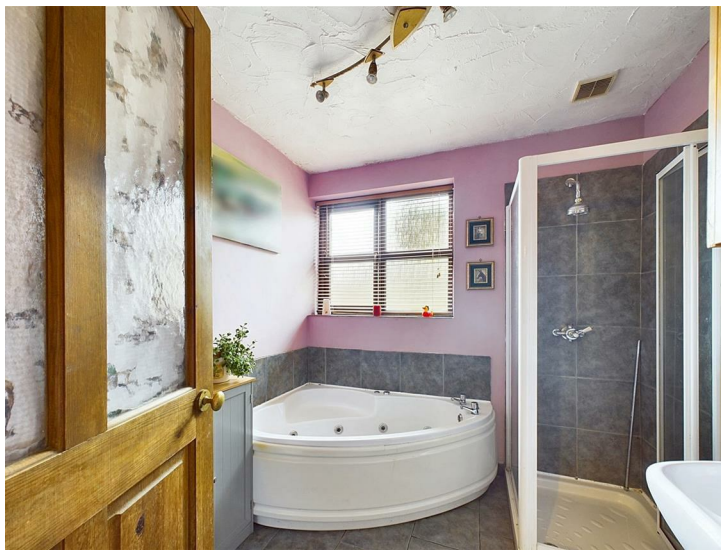
12'0" x 8'11" (3.66 x 2.74)

With radiator and double glazed window to the rear.

Bathroom

7'8" x 7'7" (2.35 x 2.33)

With low flush WC, pedestal wash handbasin, shower cubicle, bath and double glazed window to the front.



Lower Level

9'0" x 5'5" (2.75 x 1.67)

A staircase leads to a lower level with three useful storage rooms and access to the attached double garage.

Double Garage

26'2" x 16'1" (7.98 x 4.91)

With power, lighting and up and over front door.

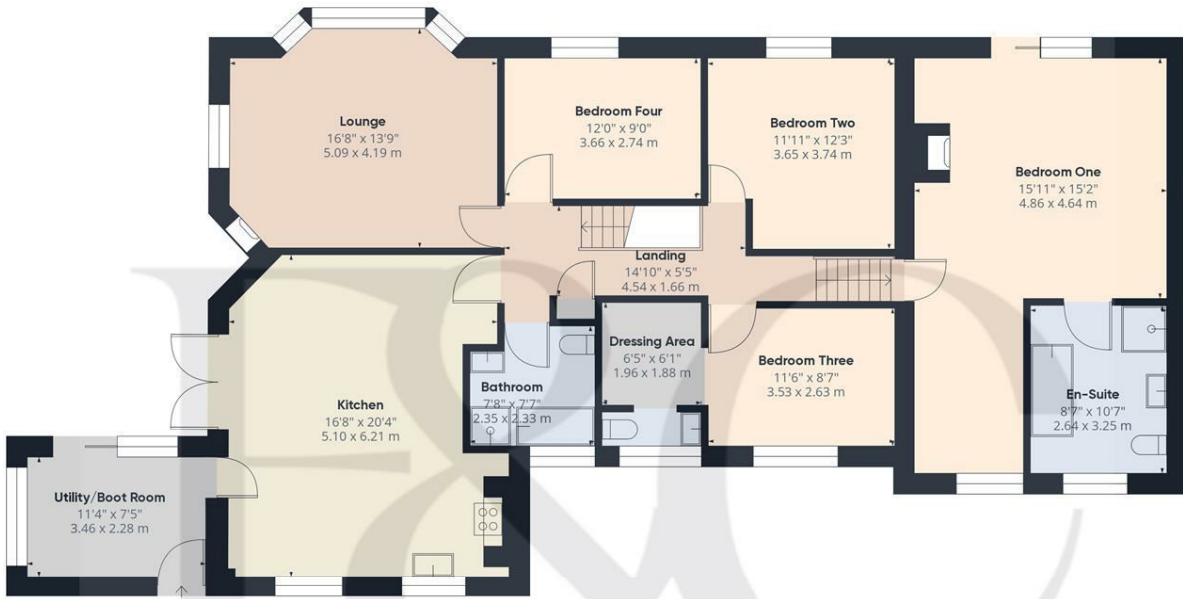
Outside

The property occupies a large plot extending to gardens and fields/paddock measuring approximately four acres in total and would be ideal for equestrian usage. The property does have some old stabling which are in a state of disrepair and would need replacing and also benefits from an extensive driveway, garage, storage facility and dog house.



Council Tax Band E





Approximate total area⁽¹⁾
1600.49 ft²
148.69 m²

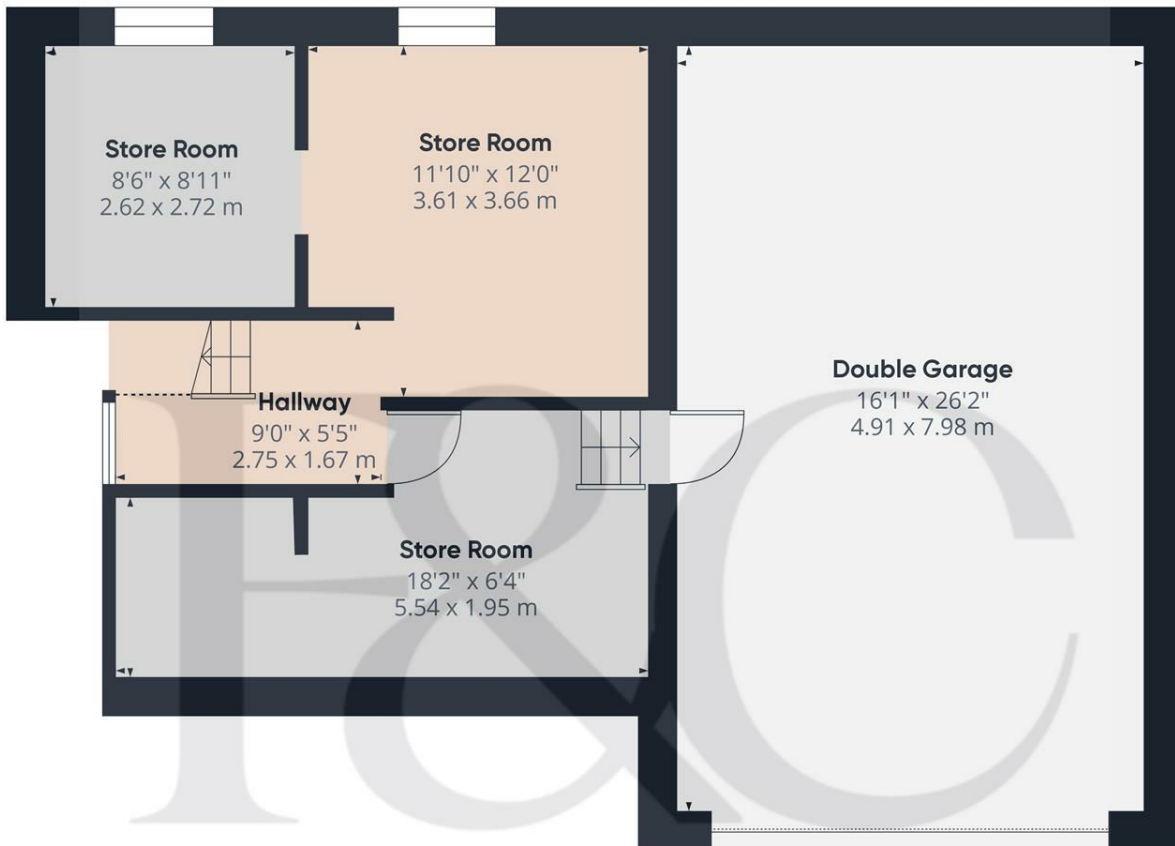
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Approximate total area⁽¹⁾
830.11 ft²
77.12 m²

Reduced headroom
10.76 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Cackleton Croft 37a Brook Street
Heage
Belper
DE56 2AG

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	