

Fletcher & Company

19 Spanker Lane, Nether Heage, Belper, DE56 2AT

Offers Over £400,000

Freehold



- Detached Residence Occupying a Pleasant Position
- Double Glazing, Gas Central Heating/Underfloor Heating
- Entrance Hall with Utility off
- Dining Kitchen
- Inner Hallway Leading to Lounge & Conservatory
- Superbly Appointed Ground Floor Bathroom/Wet Room
- Three First Floor Bedrooms & Cloakroom/WC
- Beautiful Well Stocked Private Rear Garden
- Driveway to Front
- Sought-After Village Location





Summary

A well presented, three bedroom detached residence occupying a pleasant position within the sought-after village of Nether Heage.

This is an excellent opportunity to acquire a much improved three bedroom detached residence in the sought-after village of Nether Heage. The property has been greatly improved by the current vendor and features double glazed and gas central heated/underfloor heated accommodation comprising entrance hall/porch with a good sized utility off, dining kitchen, spacious inner hallway leading to the lounge and conservatory with views over the garden and ground floor bathroom/wet room. The first floor landing leads to three generous sized bedrooms and a cloakroom/WC.

The property is set back behind a lawned fore-garden with adjacent driveway providing off-road parking for two vehicles. To the rear of the property, being of a true feature to this sale, is a beautiful well stocked south-facing private garden.

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The Location

Nether Heage and neighbouring Heage combine to offer an excellent range of amenities including a primary school, church, village shop, pubs, pleasant walks in the surrounding countryside and easy access to the nearby market town of Belper as well as Matlock and Matlock Bath. The property is also conveniently located close to the A38 which links to the M1.

Accommodation

Ground Floor

Entrance Hall

7'7" x 7'4" (2.33 x 2.26)

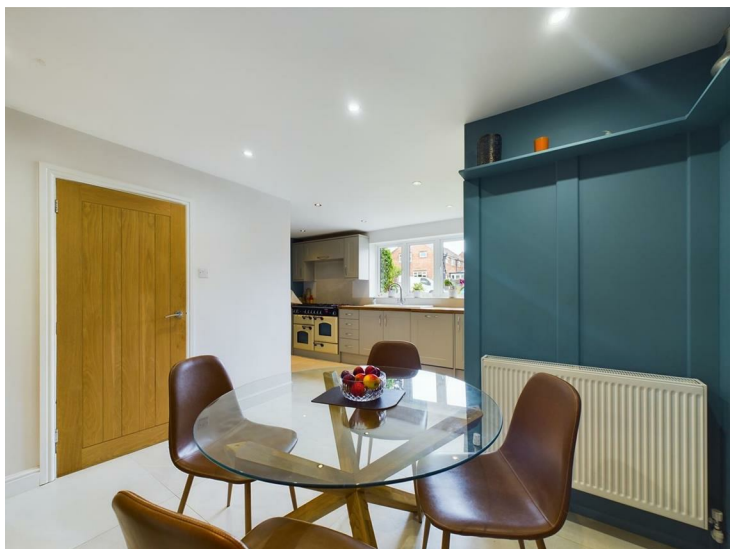
A quality entrance door with double glazed inset and matching sidelights provides access into the spacious hallway with central heating radiator and feature tiled floor.

Dining Kitchen

Dining Area

10'9" x 7'11" (3.30 x 2.43)

Spacious dining area with central heating radiator, original floor-to-ceiling fitted cupboard, recessed ceiling spotlighting and the continuation of tiled flooring.



Kitchen Area

13'5" x 9'3" (4.10 x 2.83)

With solid oak preparation surfaces and tiled surrounds, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, large six plate Range cooker with double oven and grill, integrated fridge and dishwasher, recessed ceiling spotlighting, the continuation of tiled flooring and double glazed window to the front.



Utility Room

20'2" x 7'11" (6.17 x 2.43)

With granite worktops, Belfast style sink with mixer tap, an excellent range of fitted units, cupboards and drawers, integrated fridge/freezer, washing machine and tumble dryer, central heating radiator and double glazed door to the rear garden.



Inner Hallway

13'5" x 5'10" (4.09 x 1.79)

With the continuation of tiled flooring, central heating radiator, staircase leading to the first floor, recessed ceiling spotlighting and double glazed window to the side.



Lounge

21'1" x 11'7" (6.45 x 3.55)

With central heating radiator, feature half wood panelled walls, recessed ceiling spotlighting, oak effect vinyl flooring and twin sealed unit double glazed patio doors opening into the conservatory.



Conservatory

20'10" x 7'10" (6.36 x 2.39)

Oak framed and double glazed with doors opening onto the garden.



Superbly Appointed Bathroom

8'11" x 7'1" (2.73 x 2.16)

Fitted with a contemporary white suite having porcelain tiled floor with matching wall tiles, low flush WC, vanity unit with wash handbasin and cupboard beneath, digitally controlled bath, separate digitally controlled wet room/shower area with rainfall shower and adjustable handheld attachment, recessed ceiling spotlighting, chrome towel/radiator and double glazed window to the front.



First Floor Landing

11'7" x 2'10" (3.54 x 0.88)

Semi-galleried landing with two useful storage cupboards and access to loft space.

Bedroom One

12'8" x 10'8" (3.88 x 3.27)

With central heating radiator, fitted furniture including wardrobes and drawers, storage space to eaves and double glazed window to the front.



Bedroom Two

12'0" x 9'8" (3.67 x 2.97)

With central heating radiator, fitted wardrobes, storage to eaves and double glazed windows to the rear overlooking the garden.



Bedroom Three

21'7" x 8'2" (6.58 x 2.51)

With central heating radiator, storage cupboard and double glazed windows to both the front and rear.

Cloakroom

4'6" x 4'4" (1.39 x 1.34)

With low flush WC, pedestal wash handbasin with tiled surround, central heating radiator and double glazed window to the rear.



Outside

To the front of the property is a lawned fore-garden with a tarmac driveway providing off-road parking for two vehicles.

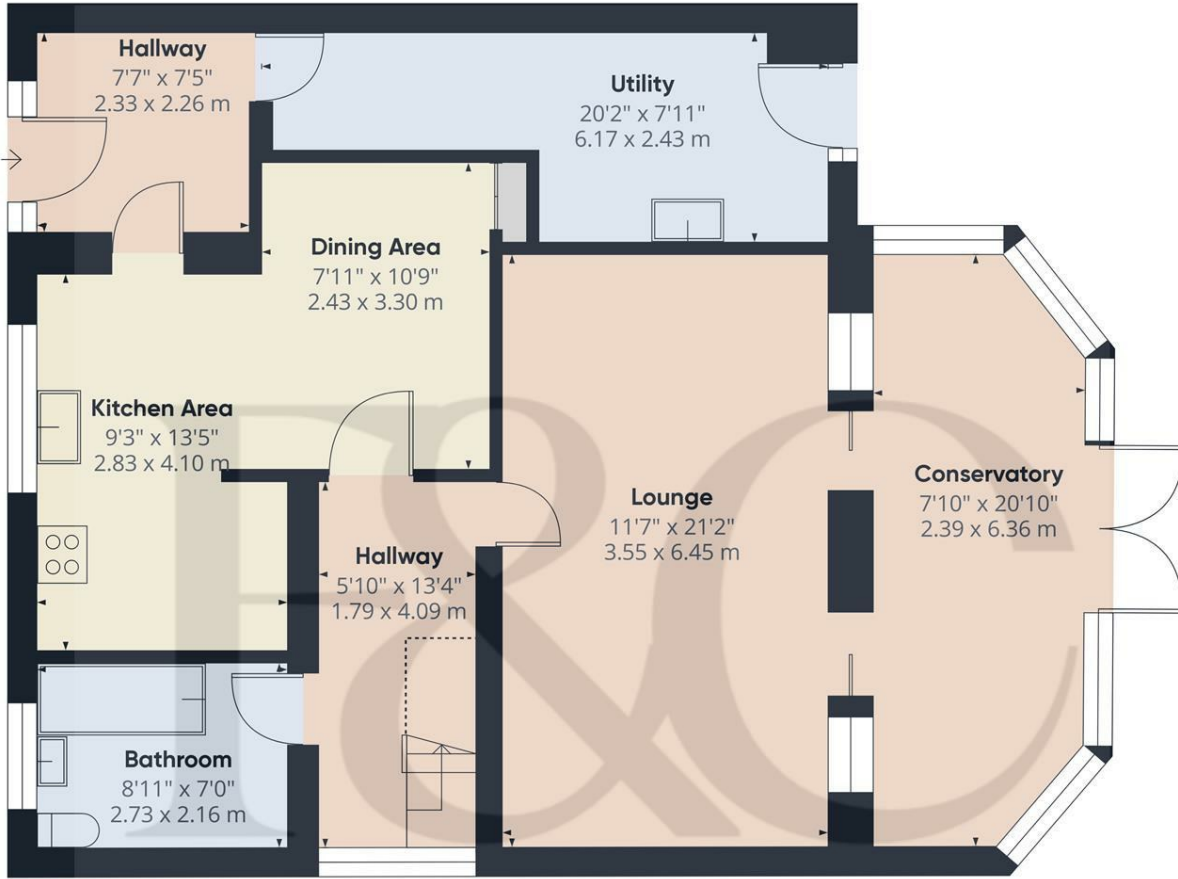
To the rear of the property is a beautiful, well established and plentiful stocked garden featuring a block paved patio/terrace with lower level lawn and brick and stone edged borders containing a varied selection of flowering plants and shrubs. A timber framed pergola is positioned over the pathway which leads to the foot of the garden with a further gravelled area and large workshop/potential summer house. The garden is a true feature to this sale and offers a high degree of privacy with a pleasant southerly aspect.



Council Tax Band E







Floor 0

Approximate total area⁽¹⁾
932.26 ft²
86.61 m²

Reduced headroom
13.02 ft²
1.21 m²

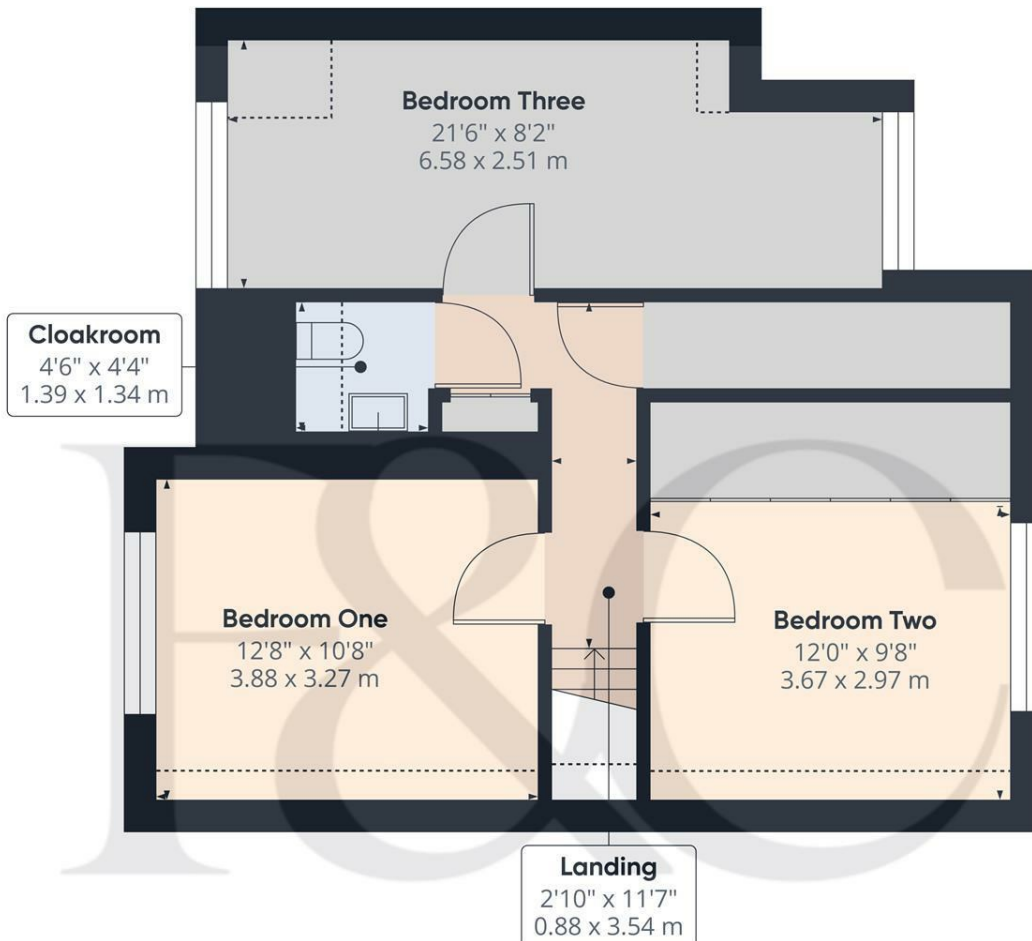
(1) Excluding balconies and terraces

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.

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Floor 1

Approximate total area⁽¹⁾
567.15 ft²
52.69 m²

Reduced headroom
42.73 ft²
3.97 m²

(1) Excluding balconies and terraces

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

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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	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC