

# Fletcher & Company

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

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Price £390,000

Freehold

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- Detached House - Occupying a Pleasant Position
- Gas Central Heating/Underfloor Heating & Double Glazing
- Lounge & Conservatory
- Fitted Living Kitchen/Dining Room
- Spacious Fitted Utility Room
- Three Double Bedrooms & Superbly Appointed Fitted Bathroom
- Private Garden - High Degree of Privacy with a Southerly Aspect
- Large Driveway - Several Vehicles
- Sought-After Village Location
- Viewina Essential





## Summary

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

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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)

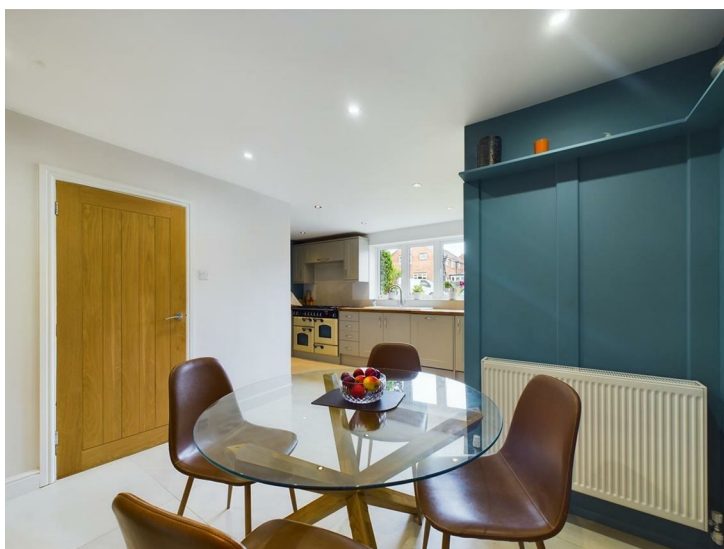
A quality entrance door with double glazed inset and matching sidelights provides access into the spacious hallway with central heating radiator and feature tiled floor.

#### 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)

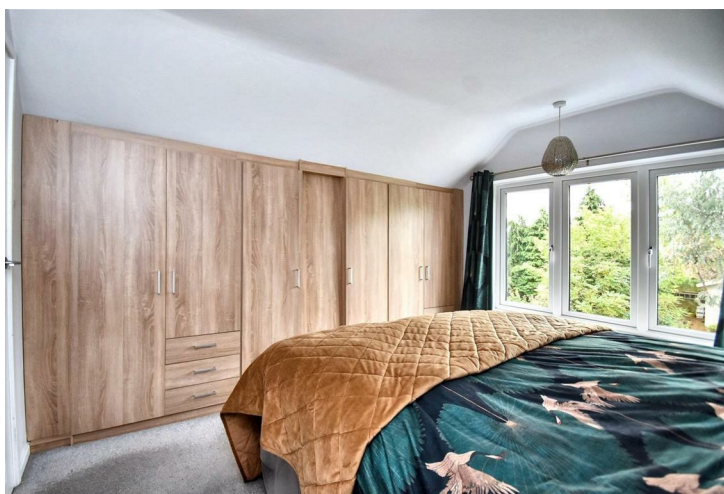
With central heating radiator, fitted furniture including wardrobes and drawers, storage space to eaves and double glazed window to the front.



### **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

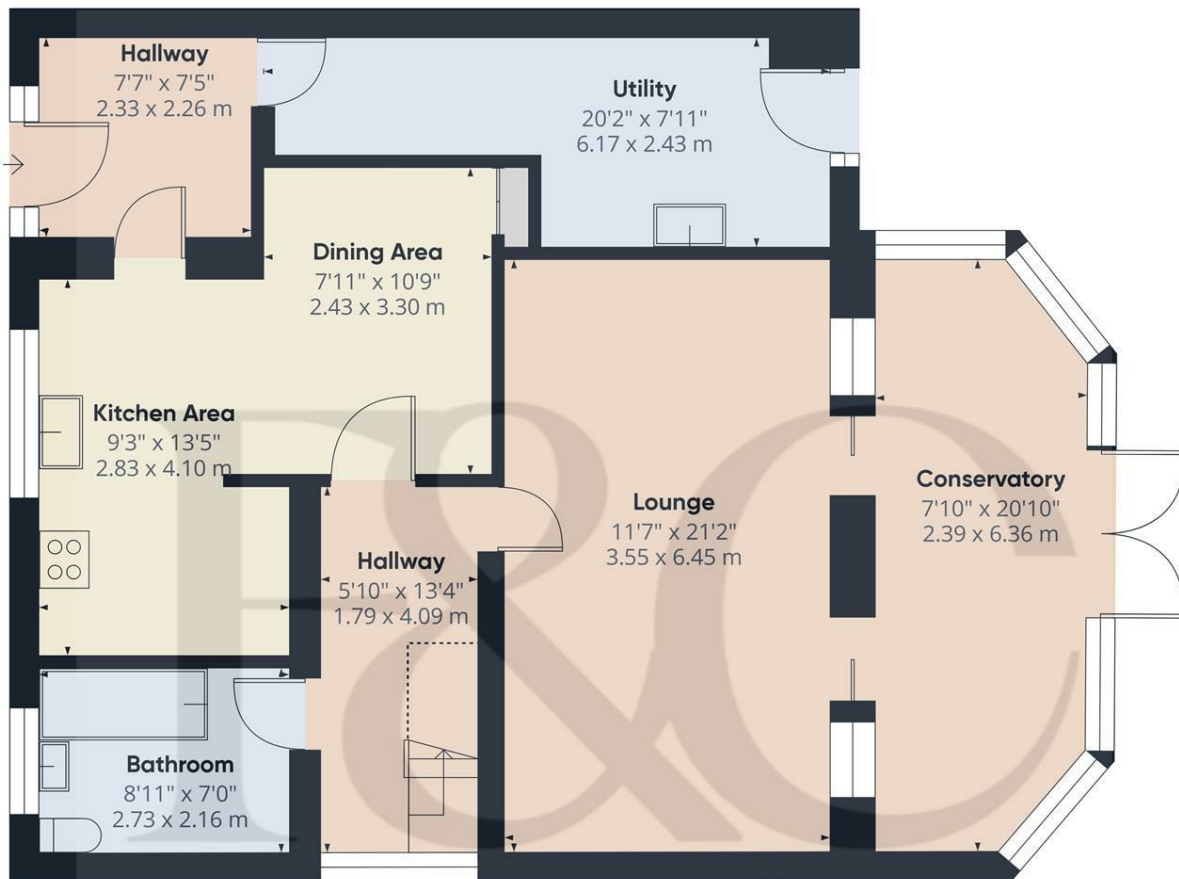
To the front of the property is a lawned fore-garden with a tarmac driveway providing off-road parking for two vehicles.

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<sup>(1)</sup>**

932.26 ft<sup>2</sup>  
86.61 m<sup>2</sup>

**Reduced headroom**

13.02 ft<sup>2</sup>  
1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

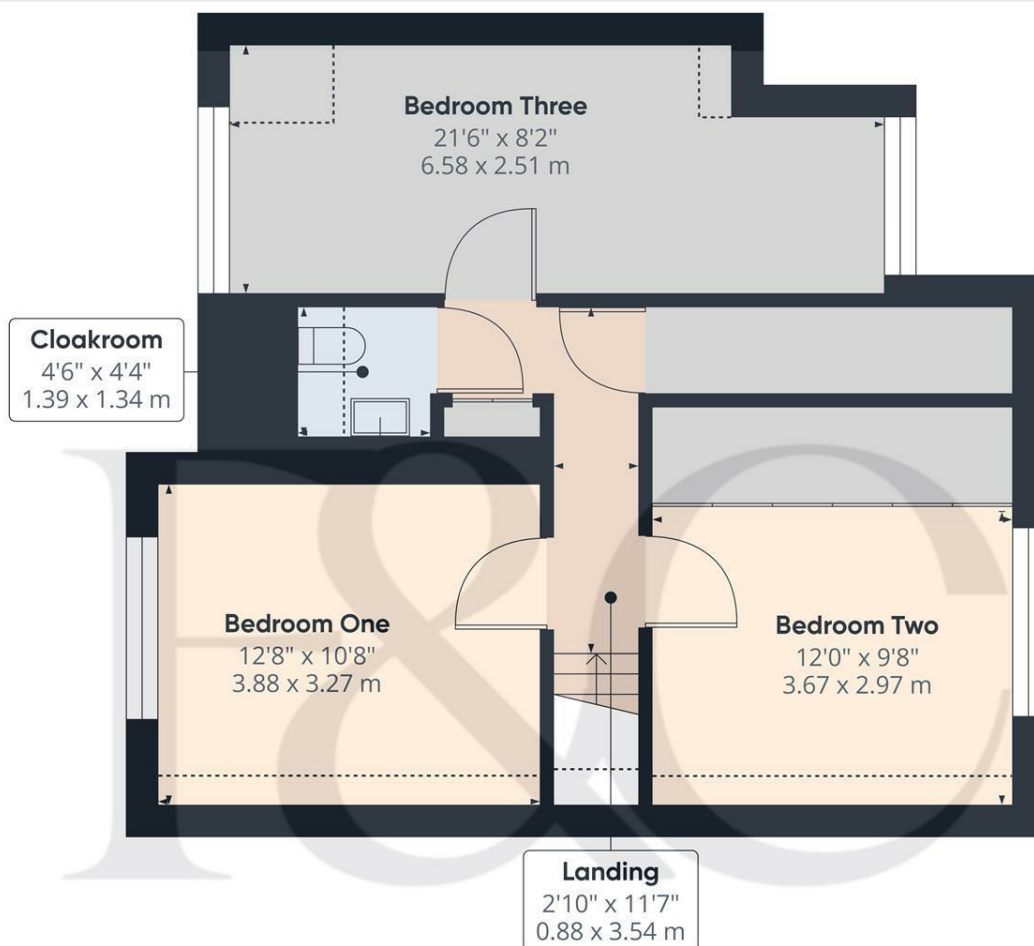
**Reduced headroom**

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<sup>(1)</sup>**

567.15 ft<sup>2</sup>  
52.69 m<sup>2</sup>

**Reduced headroom**

42.73 ft<sup>2</sup>  
3.97 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

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19 Spanker Lane  
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DE56 2AT

Council Tax Band: E  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	