



4 Bed House - Semi-Detached

8 Malthouse Lane, Nether Heage, Belper DE56 2AS

Offers Around £295,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Double Fronted Semi-Detached Home
- Pleasant Countryside Setting - Far Reaching Views
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Living Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Private Gardens
- Driveway
- Garage Space (Subject to Planning Permission)
- No Chain Involved

Nestled in the charming village of Nether Heage, this spacious double fronted semi-detached home offers a delightful blend of comfort and countryside living. With a generous footprint of 1,352 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The home features two bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its generous garden plot, providing ample outdoor space for gardening, play, or simply enjoying the tranquil surroundings. The pleasant countryside setting enhances the appeal, offering a peaceful retreat from the hustle and bustle of everyday life.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. Located in the popular village of Nether Heage, residents will benefit from a close-knit community and easy access to local amenities.

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. The property lies a short distance from the popular market town of Belper (2.5 miles), Ripley is just 3.5 miles away, with Derby City Centre only 12 miles. Belper has a range of amenities and was acclaimed the Winner of the Great British High Street Awards as well as being located in the heart of the Derwent Valley Mills World Heritage Site. The property is strategically well located in the heart of the country, with the A6 and A38 being only 1.5 mile and 2.5 miles away respectively, with junction 28 of the M1 being less than 10 miles.

Accommodation

Ground Floor

Entrance Hall

10'11" x 7'6" (3.35 x 2.29)

With entrance door, radiator and staircase leading to first floor.

Coat Space

5'8" x 2'7" (1.73 x 0.81)

With coat hangers.

Lounge

23'1" x 13'11" (7.06 x 4.25)

With fireplace, two radiators and two double glazed windows.



Kitchen/Dining Room

18'8" x 11'5" (5.71 x 3.48)

With single stainless steel sink unit with mixer tap, wall and based units with matching worktops, built-in four ring electric hob, built-in electric fan assisted oven, plumbing for automatic washing machine, space for fridge/freezer, wall mounted central heating boiler, tile effect flooring, radiator and three double glazed windows.



Shower Room

8'4" x 6'7" (2.55 x 2.03)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, spotlights to ceiling and extractor fan.



Walk-In Storage Cupboard

6'0" x 2'10" (1.85 x 0.88)

With coat hangers.

Rear Entrance Hall

6'0" x 3'3" (1.83 x 1.01)

With double glazed door giving access to garden.

First Floor Landing

14'1" x 6'2" (4.30 x 1.89)

With radiator, built-in storage cupboard and access to roof space.

Double Bedroom One

14'2" x 11'5" (4.32 x 3.48)

With radiator and double glazed window to front.



Double Bedroom Two

14'6" x 11'0" (4.42 x 3.36)

With built-in cupboard, radiator and double glazed window to front.



Double Bedroom Three

13'9" x 11'5" (4.21 x 3.50)

With radiator and two double glazed windows to rear.



Single Bedroom Four

11'6" x 6'0" (3.51 x 1.84)

With radiator and double glazed window to rear.



Family Bathroom

8'7" x 4'11" (2.63 x 1.50)

With bath, wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, radiator and double glazed obscure window.



Garden

The garden extends to the rear and side of the property with a varied selection of shrubs, plants and natural stone walling. It offers a high degree of privacy with a warm, sunny aspect and is not directly overlooked with far reaching views in the distance.



Driveway

A driveway provides car standing space.

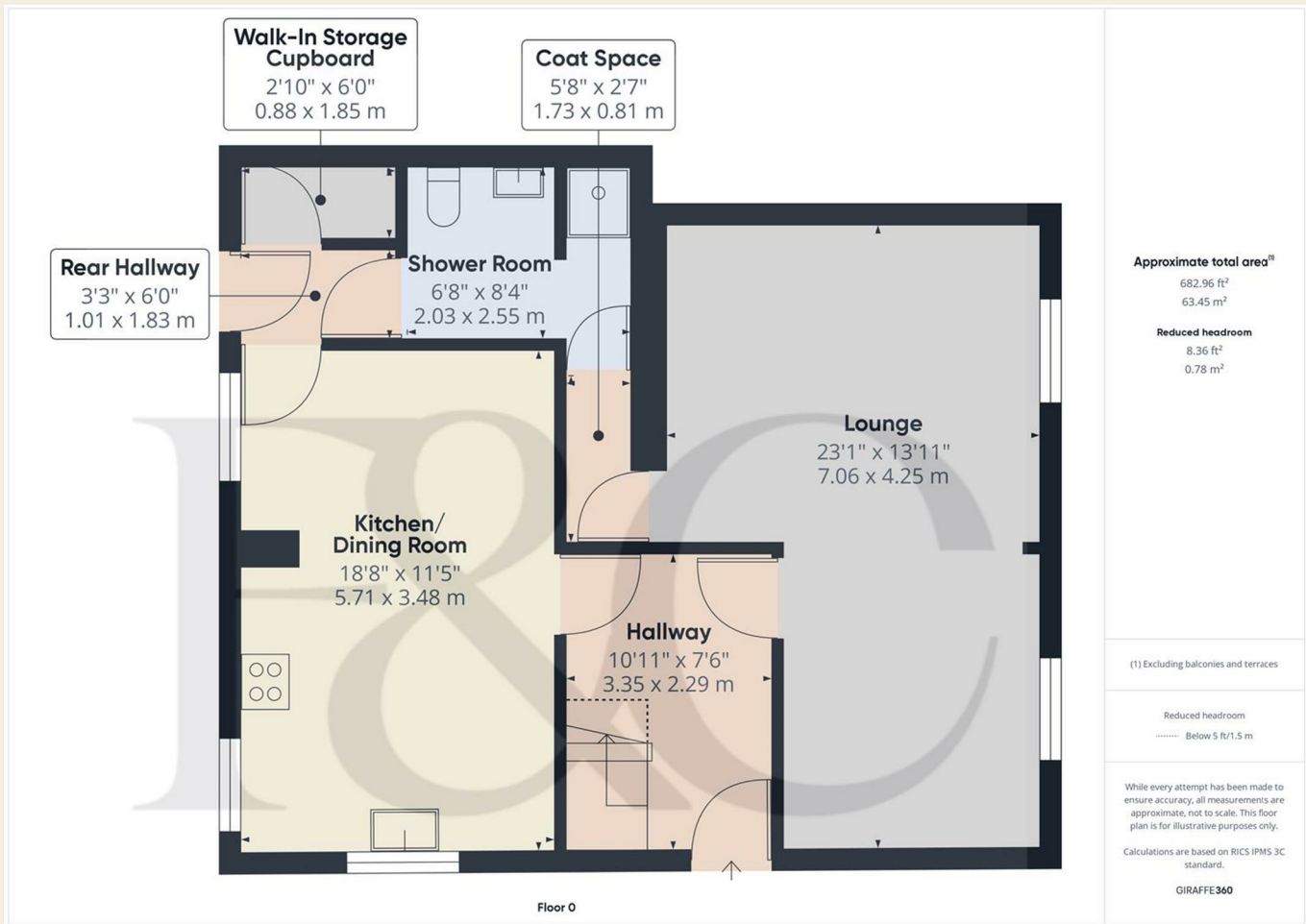


Garage Space

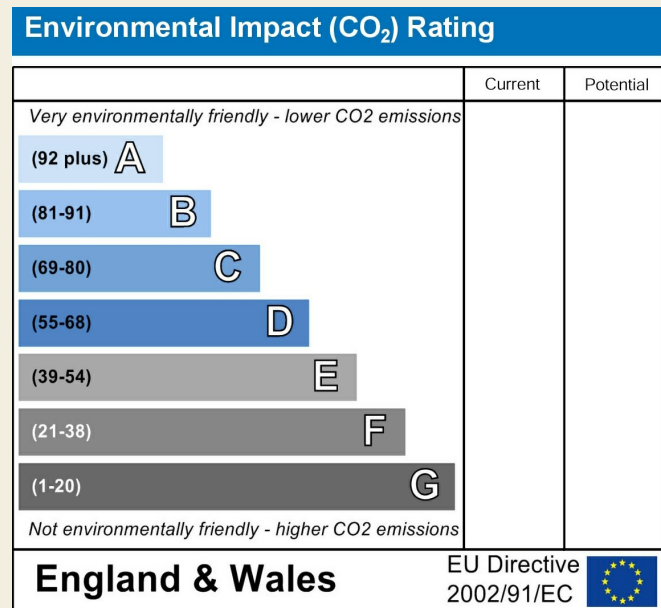
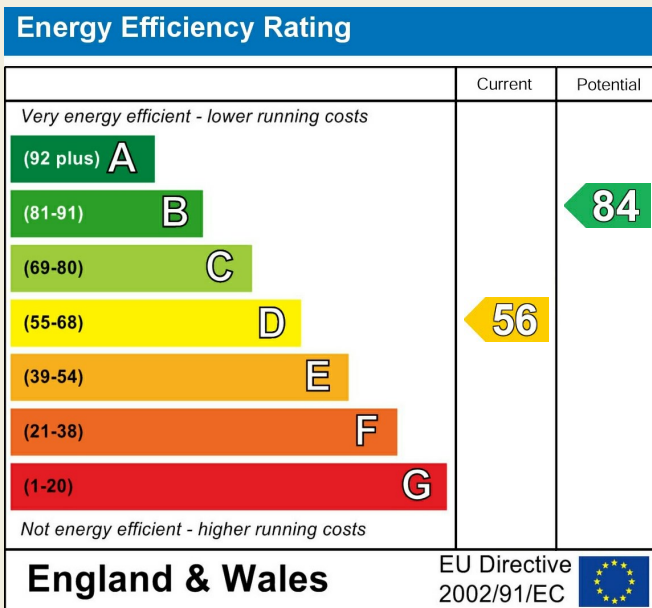
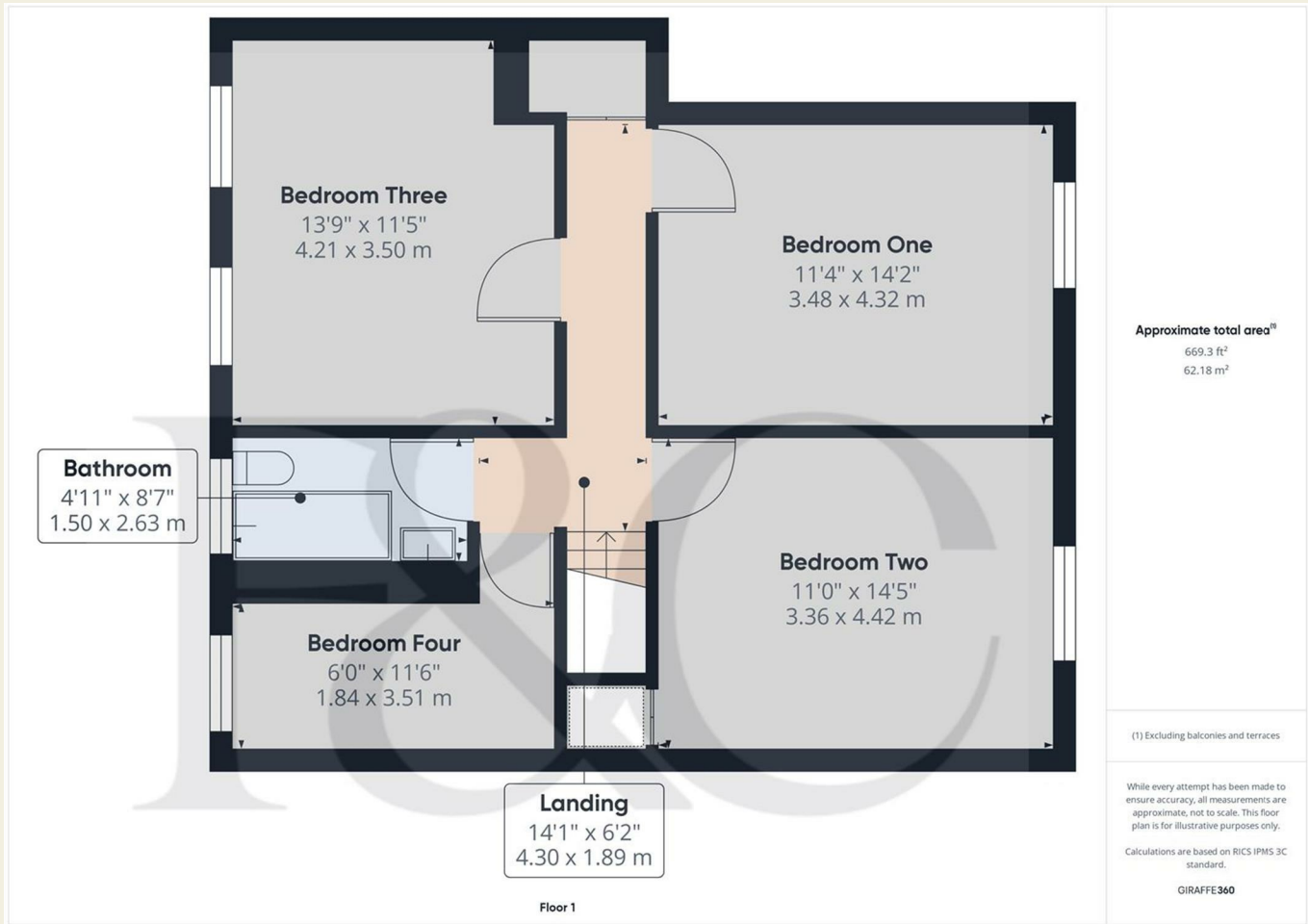
Garage space subject to planning permission.



Council Tax Band C



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