



Tumbling Hill  
Heage Belper



## Property Description

Located in the heart of the highly desirable village of Heage on an exclusive development just a few miles outside of Belper. This executive detached family home comprises in brief of a welcoming entrance hall, study, shower room with W/C, spacious lounge with French doors onto the dining room, further leading through to the kitchen and utility with internal door to the integral garage. Upstairs are five bedrooms, a family bathroom as well as an ensuite to the master bedroom. Externally the property is set back from the road with ample parking provided by way of a block paved driveway and garage. To the rear is an enclosed garden which is laid to lawn and benefits from a patio/seating area perfect for alfresco dining!

## Outside

Externally the property is set back from the road with ample parking provided by way of a block paved drive way as well as a garage. To the rear is an enclosed garden which is laid to lawn and benefits from a patio/seating area perfect for alfresco dining.

## Garage

Having electric up & over door, power & light

## Entrance Hall

Entrance door, staircase off to the first-floor landing, central heating radiator, useful under stairs storage

## Shower Room / W.C

Tiled shower enclosure, pedestal sink, low level WC, fully tiled to walls, coving to ceiling, tiled flooring, towel radiator, extractor fan

## Study

9' 9" x 7' 7" ( 2.97m x 2.31m )  
Double glazed window to the front elevation, central heating radiator, coving to ceiling

## Living Room

18' 8" Plus Bay x 11' 10" ( 5.69m Plus Bay x 3.61m )  
Double glazed bay window to the front elevation, central heating radiators, coving to ceiling, feature fire place having marble effect inset & hearth & incorporating a living flame gas fire, double doors to

## Dining Room

10' 2" x 13' 5" ( 3.10m x 4.09m )  
Coving to ceiling, central heating radiator, double glazed French doors to the rear elevation

## Kitchen

14' 6" x 10' 2" ( 4.42m x 3.10m )

Having a good range of fitted cupboards, base units & lighted display cabinets incorporating roll edge preparation surfaces, inset one & a quarter bowl sink unit & drainer with mixer tap over, electric integrated double oven, Neff ceramic hob, cooker extractor fan, plumbing for a dishwasher, coving to ceiling, double glazed window to the rear elevation, tiled flooring

## Utility Room

10' 1" x 7' 2" ( 3.07m x 2.18m )

Fitted cupboards & working surface, having inset single bowl sink unit and drainer, plumbing for automatic washing machine, space for tumble dryer with work top over, space for freezer, useful built in cupboard housing hot water cylinder, wall mounted gas fired central heating boiler, double glazed window to the side elevation, rear door leading out to the garden, central heating radiator, tiled flooring, Coving to ceiling, door access to the garage.

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## Landing

Double glazed window, central heating radiator, loft access

## Bedroom

13' 11" x 12' 1" ( 4.24m x 3.68m )

Double glazed window, central heating radiator, good range of fitted wardrobes

## Ensuite

Tiled shower enclosure, wall mounted wash hand basin with vanity cupboard, cabinet & mirror, low level WC, electric shaver point,

coving to ceiling, vinyl flooring, complimentary tiling to walls

## Bedroom

12' 2" x 10' 8" ( 3.71m x 3.25m )

Double glazed window, central heating radiator, range of fitted wardrobes

## Bedroom

13' 3" x 12' 10" ( 4.04m x 3.91m )

Double glazed window, central heating radiator, coving to ceiling, having a good range of built in bedroom furniture

## Bedroom

13' 4" x 9' 8" ( 4.06m x 2.95m )

Double glazed window, central heating radiator, range of fitted bedroom furniture

## Bedroom

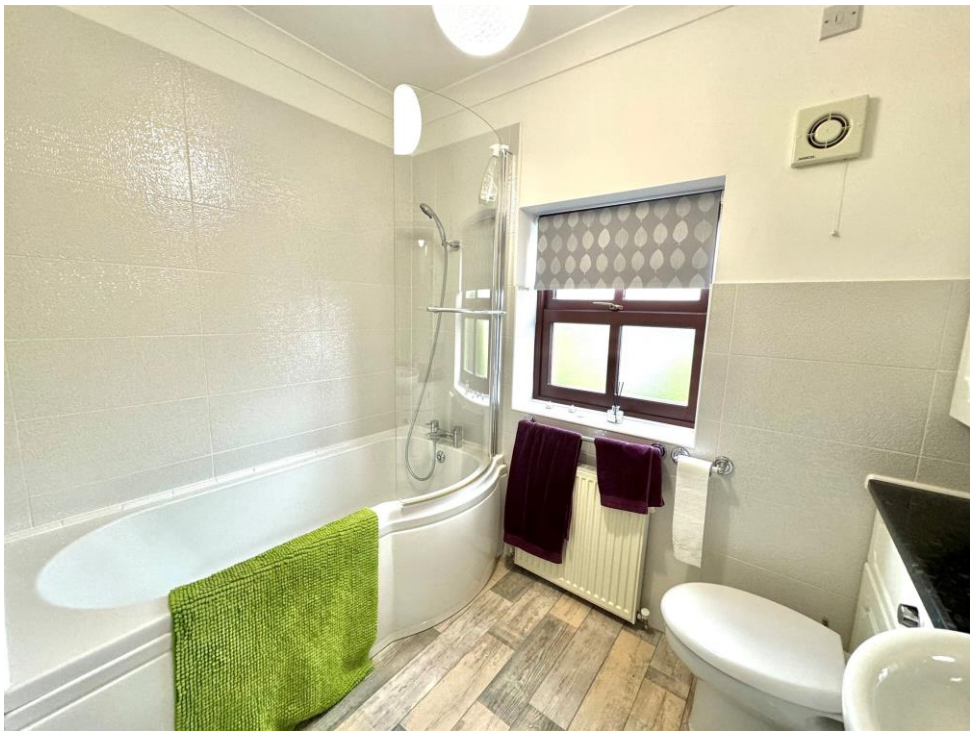
9' 5" x 6' 6" ( 2.87m x 1.98m )

Double glazed window, central heating radiator, coving to ceiling

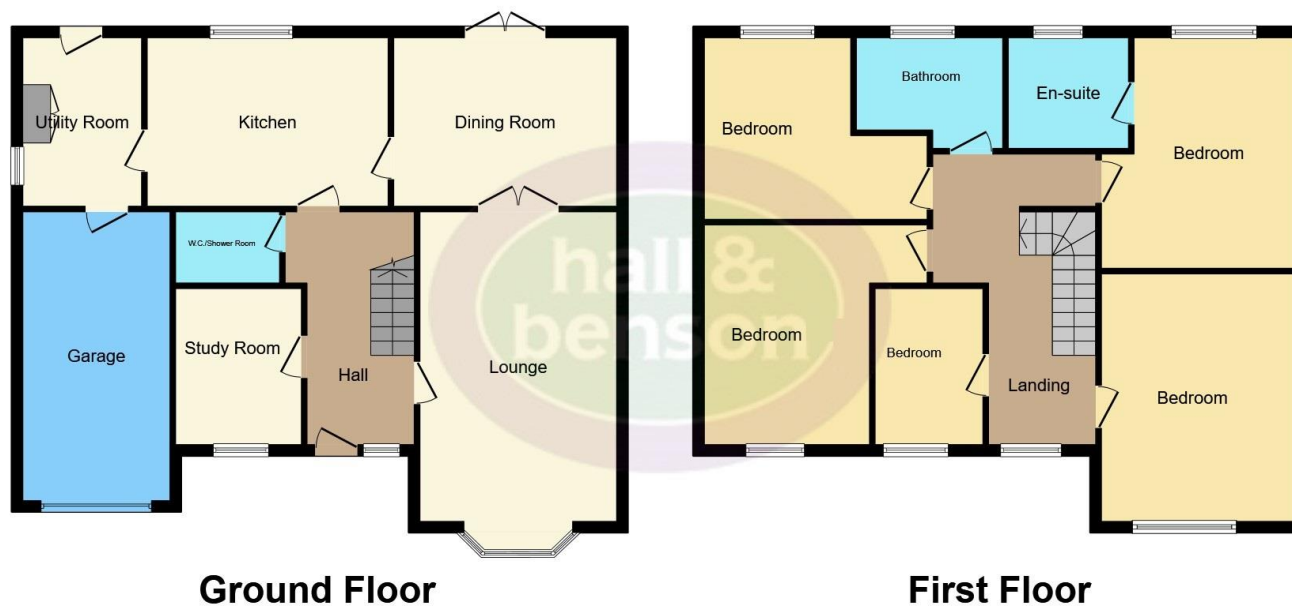
## Bathroom

A delightful family bathroom suite, comprising bath with shower screen & shower mixer tap attachment, wall mounted sink unit with vanity cupboard under, low level WC, coving to ceiling, central heating radiator, vinyl flooring, electric shaver point, double glazed window, complimentary tiling to walls









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01773 824232**  
**E [belper@hallandbenson.co.uk](mailto:belper@hallandbenson.co.uk)**

2a King Street  
 BELPER DE56 1PS

**EPC Rating: C**

Tenure: Freehold

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