



New Road
Heage Belper

New Road Heage Belper DE56 2BA

for sale offers in the region of
£330,000



Property Description

A beautiful stone cottage with three double bedrooms situated in the popular location of Heage. New Road is ideally located in close proximity to both Heage and Belper as well as transport links including the A38 and M1. The property is beautifully presented with many character features throughout and has stunning countryside views to the front. In brief the accommodation comprises of an entrance hallway, separate lounge with log burning stove, traditional dining room leading to the bespoke fitted kitchen, rear entrance hallway and utility room. To the first floor are three double bedrooms, a beautifully fitted family bathroom suite and from the third bedroom french doors lead on to a secluded patio area in the garden making this an ideal office, gym or reception room. The property has a paved driveway to the side elevation and the a beautiful rear garden which has been landscaped creating tiered area's with ample seating and garden space. There is a large shed, pergola and greenhouse. Viewings are essential to fully appreciate the accommodation on offer.

Dining Room

12' 9" x 11' 10" (3.89m x 3.61m)

Open brick chimney breast with feature wood burning stove set on a raised slate tiled hearth and timber mantle, stripped pine cupboards set into the chimney recess. Quarry tiled floor with feature oak insert. Two central heating radiators, UPVC double glazed windows to front and side elevations and an under stairs storage cupboard currently used as an office/desk space.

Kitchen

12' x 8' 2" (3.66m x 2.49m)

Fitted with a range of hand made wooden base and wall units with drawers and matching work surfaces which incorporate a Belfast sink unit. Ceramic tiled splash backs and Quarry tiled floor. Integrated double gas oven and a four ring gas hob with extractor hood above. Space for appliances and plumbing for an automatic washing machine. UPVC double glazed window and a stable style door leads to the side elevation. radiator and step to rear hallway



Entrance Hallway

Double glazed composite entrance door, stairs rising to the first floor and doors to

Lounge

12' 4" x 12' 3" (3.76m x 3.73m)

Feature fireplace with a log burning stove, stone hearth and oak mantel. UPVC double glazed sash window to the front elevation, tall panel radiator and carpet flooring.

Kitchen Area

UPVC double glazed window and door to the rear elevation, storage and shelving, door to the Utility/WC. This is a useful and versatile space which could accommodate an office or currently used as a further kitchen area.

Utility / WC

Having space and plumbing for a washing machine, worksurfaces and base unit. Fitted with a low level WC and wall mounted hand wash basin.

First Floor Landing

With doors off to the Bedrooms and Bathroom.

Bedroom One

11' 9" x 13' (3.58m x 3.96m)

A double bedroom with UPVC double glazed sash window to the front elevation, wooden floorboards, ornate cast iron feature fireplace and central heating radiator.

Bedroom Two

12' x 12' 2" (3.66m x 3.71m)

UPVC double glazed window to the front elevation, fitted carpet, radiator and feature ornate cast iron fireplace.

Bedroom Three

11' 4" x 7' 3" (3.45m x 2.21m)

Located to the rear of the property with a UPVC double glazed window and French doors leading to a secluded patio area. Wooden flooring and radiator. Ideal to use as a bedroom/ dayroom/ office or gym.

Family Bathroom

Stunning family bathroom incorporating a central feature roll top bath with freestanding mixer tap, walk in double shower unit with electric shower, low level WC and a vanity sink unit with table top style sink. UPVC double glazed window to the side elevation, wooden flooring and radiator.

Gardens And Parking

To the side of the property there is a block paved driveway providing off road parking. There is further car access and standing space which has now been enclosed with a fence and gated access and a large shed site on what could be a further driveway if required.

The tiered garden has been beautifully landscaped with different area's creating seating areas, patio's, lawn and flower beds. Countryside views can be seen from the top of the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D Council Tax
 Band: C

view this property online hallandbenson.co.uk/Property/BPR102018

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102018 - 0005