



Brook Street
Heage Belper

Brook Street Heage Belper DE56 2AG

for sale offers over
£500,000



Property Description

Nestled in the sought-after village of Heage, this beautifully extended detached family home on Brook Street offers generous living space and a prime location surrounded by picturesque countryside. Conveniently close to local schools, shops, bus routes, and just a short distance from the vibrant market town of Belper. The property offers many original features combined with modern living. It features a spacious entrance hall, a cosy front room, and a large lounge with a charming double sided multi-fuel stove, set in an open chimney breast that flows into the well-appointed family dining kitchen. Upstairs, there are four well-proportioned bedrooms including a master with en-suite, and a modern family bathroom. Outside, the home is framed by manicured gardens, with a welcoming front path bordered by flower beds, and a stunning rear garden featuring a lawn, mature borders, patio area, garden shed, and gated access to off-road parking, a private driveway and additional storage.

Entrance Hallway

UPVC double glazed entrance door and windows to the front elevation, engineered oak flooring, spacious hallway with stairs to the first-floor landing, original doors to the lounge and dining room/ second reception room.

Lounge

25' 6" x 11' 6" (7.77m x 3.51m)

Generous sized lounge featuring an open double-sided chimney fitted with a multi fuel

burning stove, engineered oak flooring, radiators and UPVC double glazed patio doors with full heights windows to the rear elevation leading to the rear garden.

Front Room

12' x 11' 9" (3.66m x 3.58m)

This second reception room is a versatile space currently used as a gym/ second reception room. This would be an ideal office space, second lounge or dining room. Three UPVC double glazed windows to the front elevation, carpeted flooring, radiator and under stairs storage. It also features the original cast iron fireplace.

Kitchen Dining

22' 3" x 11' 9" (6.78m x 3.58m)

Spacious kitchen dining room with the dining area featuring the double- sided multi-fuel stove with open chimney breast through to the lounge, tiled flooring, radiator and UPVC double glazed door and window to the rear elevation. The fitted kitchen comprises of matching wall and base units with roll top work surfaces incorporating a composite sink and drainer unit with mixer tap and tiled splash backs. Built in oven with gas hob and cooker hood over and space for further appliances. Tiled flooring throughout.

First Floor Landing

Galleried first floor landing with over stairs storage cupboard, double glazed window to the front elevation and original doors to;

Bedroom One

13' 9" x 12' (4.19m x 3.66m)

Master double bedroom with two UPVC double glazed windows to the rear elevation, wooden floorboards, built in shoe/storage cupboard, radiator, and door to the en-suite.

En-Suite

Spacious en-suite fitted with a double walk-in shower unit with mains shower, spotlights and light tunnel to the ceiling; low level WC and a pedestal hand wash basin, fully tiled walls and tiled flooring and heated towel rail.

Bedroom Two

12' 11" x 12' 7" (3.94m x 3.84m)

Spacious double bedroom with UPVC double glazed windows to the front elevation, carpeted flooring, and radiator. Also features the original cast iron fireplace.

Bedroom Three

11' 5" x 10' 7" (3.48m x 3.23m)

Double bedroom with two UPVC double glazed window to the rear elevation, providing views over the fields behind the property; wooden floorboards and radiator.

Bedroom Four

8' 3" x 8' 1" (2.51m x 2.46m)

UPVC double glazed window to the front elevation, carpeted flooring and radiator.

Bathroom

Family bathroom comprising of a panelled bath with mains shower over and glass shower screen, a low-level WC and pedestal hand wash basin. Part tiled walls, spotlights to

the ceiling and heated towel rail.

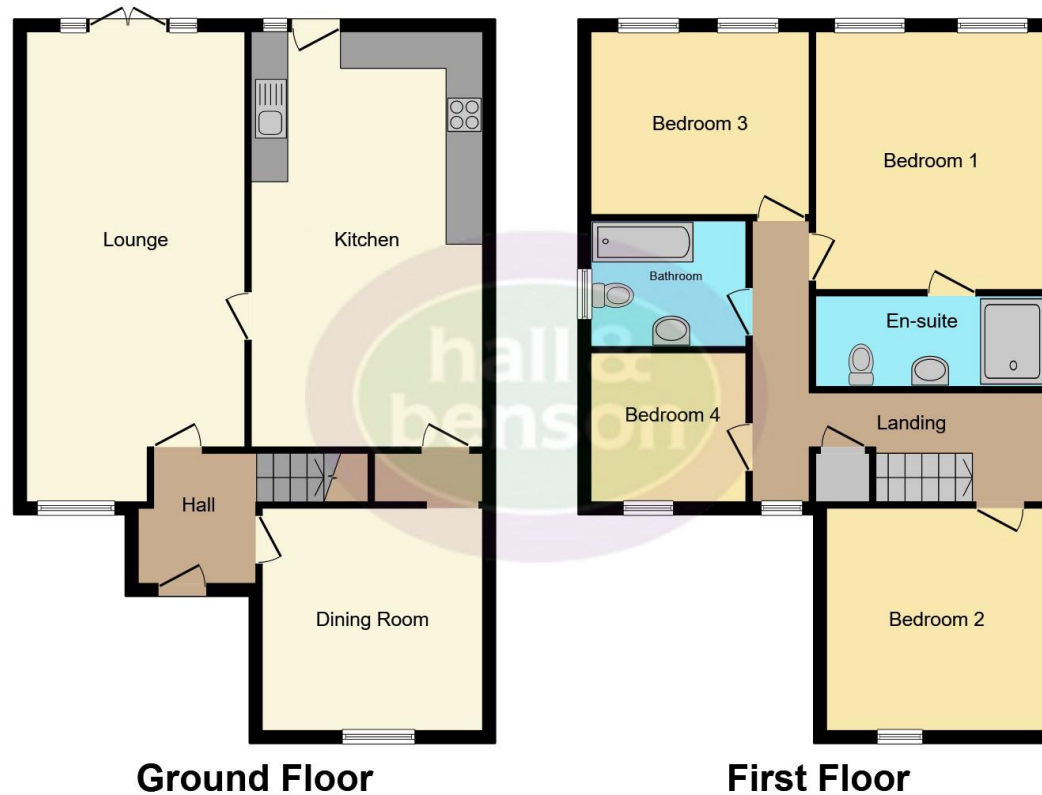
Gardens And Parking

Set back from the road, this property enjoys a sense of privacy and tranquillity from the moment you arrive. A gated, paved pathway leads to both the front and side, framed by a beautifully elevated flower bed bursting with mature shrubs and seasonal planting - offering natural screening and a warm welcome. To the rear, the garden is a true highlight: a generously sized paved patio provides the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing in the sun. Beyond the patio lies a well-maintained lawn bordered by an abundance of established trees, flowering plants, and fruit trees, creating a lush and secluded haven. A rear gate offers direct access to the private parking area. The property benefits from ample off-road parking to the rear, along with a secure storage shed on a solid concrete base - ideal for storing bicycles or motorbikes. Further storage is a brick-built outbuilding with power and lighting, outside w/c. In addition, there is a timber garden shed and a greenhouse, perfect for keen gardeners.









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T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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