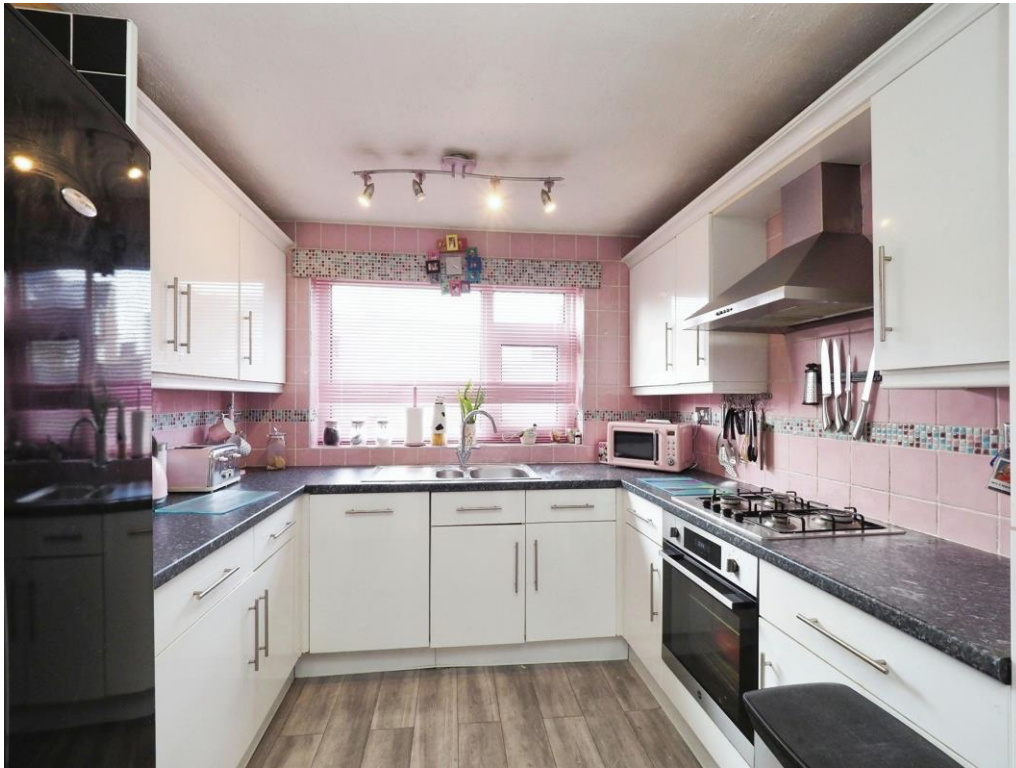




Pennine View
Heage Belper





Property Description

*** GUIDE PRICE £350,000 - £360,000 ***

Burchell Edwards are pleased to bring to the market this extended three bedroom detached family home situated in the sought after village of Heage. The accommodation was originally four bedrooms but now has a spacious master bedroom and could be made back to a four bedroom home by putting up a stud wall in bedroom one. The property in brief comprises; entrance hall, spacious lounge, dining room, kitchen, utility area, study and a ground floor W.C. To the first floor there are three double bedrooms, a family bathroom and an en-suite to the master bedroom. Externally there is a generous frontage with a lawned area, driveway leading to a garage and gated side access leading to an enclosed rear garden. Viewings are strongly recommended.

Entrance Hallway

The property is entered via UPVC double glazed door to the side elevation into a hallway where there's two understairs storage cupboards, arch opening to the kitchen and door leading to the lounge, a radiator and stairs leading off to the first floor.

Cloakroom

Fitted with a low level W.C, wash hand basin, tiled walls and tiled flooring.

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Having a range of wall and base units with work surfaces over, electric oven, four ring gas hob, stainless steel extractor hood over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, laminate flooring, tiled splashbacks, space for a fridge freezer, integrated dishwasher and UPVC double glazed window to the front elevation.

Lounge

11' 10" x 19' 7" Max (3.61m x 5.97m Max)

Having a UPVC double glazed window to the front elevation, electric fire, two radiators, access to the dining room and being a spacious living area.

Dining Room

11' 5" Max x 10' 10" Max (3.48m Max x 3.30m Max)

Having UPVC double glazed sliding doors to the rear elevation opening to the garden, spot lighting to the ceiling, a radiator and access to

the study and a utility area.

Study

.6' 5" x 6' 2" (1.96m x 1.88m)

Having a radiator and laminate wood effect flooring.

Utility

Having plumbing for a washing machine, space for a tumble dryer, obscured UPVC double glazed window to the side elevation, inset sink and extractor fan.

First Floor Landing

Having UPVC double glazed window to the side elevation, doors off leading to the bedrooms and bathroom and an airing cupboard.

Bedroom One

14' 6" x 10' 9" Plus walk-in wardrobe (4.42m x 3.28m Plus walk-in wardrobe)

Having two UPVC double glazed windows to the rear elevation, two radiators, walk-in dressing area with fitted wardrobes and door leading to the en suite.

En Suite

Fitted with a shower cubicle with electric shower over, wash hand basin and low level W.C, fully tiled walls and flooring and shaver

point.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Having a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes and dressing table.

Bedroom Three

9' 5" x 9' 4" Max (2.87m x 2.84m Max)

Having UPVC double glazed window to the front elevation and a radiator.

Bathroom

Having a bath with mixer tap over, shower cubicle with electric shower, low level W.C, vanity wash hand basin with mixer tap over, a radiator, fully tiled walls and flooring and obscured UPVC double glazed window to the side elevation.

Outside

To the front of the property is a generous driveway providing ample off road parking and a lawned frontage with gated side access leading to the rear.

To the rear the garden has a decked seating area, lawned area, raised paved seating area, fenced boundaries and hot tub (subject to negotiation)









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 Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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