



Old Road
Heage Belper

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Property Description

Burchell Edwards are pleased to bring to the market this beautifully presented three bedroom semi-detached home in the sought-after village of Heage with ample off-road parking and enclosed gardens. The property benefits from UPVC double glazing throughout and a gas fired central heating system, in brief the accommodation comprises to the ground floor; An entrance hallway, spacious lounge with feature fireplace and an archway leading to a kitchen/ diner. To the first floor are two well-proportioned bedrooms, one with a useful dressing room and family bathroom. To the second floor is an impressive master bedroom and separate W.C. Outside, to the front of the property is a driveway offering ample off-road parking and a gate accessed long front garden laid mainly to lawn. To the rear is a raised decking seating area, a lawned area and brick built store.

Entrance Hallway

The property is entered via a door to the front elevation into a hallway where there is tiled flooring, a radiator, obscured UPVC double glazed window to the side elevation and understairs storage.

Lounge

12' 5" x 12' Max (3.78m x 3.66m Max)
Having UPVC double glazed window to the front elevation, coving, feature fireplace and open arch to:

Kitchen/ Diner

19' 3" Max x 11' 5" (5.87m Max x 3.48m)
Having an electric oven and grill, five ring gas hob with stainless steel extractor over, plumbing for washing machine, space for fridge freezer, base units with work surfaces over, stainless steel circular sink unit with mixer tap over, UPVC double glazed window to the side and rear elevation, UPVC double glazed French door to the rear elevation, a radiator and coving.

First Floor Landing

Having obscured UPVC double glazed window to the side elevation, stairs off leading to the loft room and doors off leading to the bedrooms and bathroom.

Bedroom Two

11' 5" x 12' 1" Max (3.48m x 3.68m Max)

Having UPVC double glazed window to the front elevation, a radiator, coving and feature panelled walled.

Bedroom Three

.12' 5" x 12' Max (3.78m x 3.66m Max)

Having UPVC double glazed window to the front elevation, a radiator, coving to the ceiling and arch through to a dressing area.

Dressing Area

6' 10" x 6' 4" (2.08m x 1.93m)

Currently being used as a bedroom and has a radiator, UPVC double glazed window to the front elevation and coving.

Bathroom

Having a P-shaped bath with mixer tap and shower over, tiled splashback, heated towel rail, pedestal wash hand basin, low level W.C, airing cupboard housing the boiler and obscured UPVC double glazed window to the rear elevation.

Second Floor Landing

Having UPVC double glazed obscured window to the side elevation and door opening to the master bedroom.

Master Bedroom

15' 1" max x 15' 4" With restricted head height (4.60m max x 4.67m With restricted head height)

having a sky light to the front and rear elevation, door to a W.C, a radiator and eves storage

W.C

Having low level W.C, vanity wash hand basin and sky light to the rear elevation.

Outside

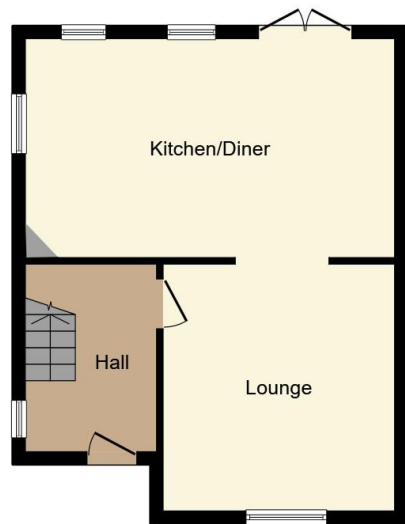
To the front of the property is ample off road parking with gated access leading to a long front garden which is mainly laid to lawn with a beautiful arrangement of flowers, trees, bushes and shrubs.

To the rear is an outside tap, step up to a raised decked seating area, small lawned area, brick build store with light and power.





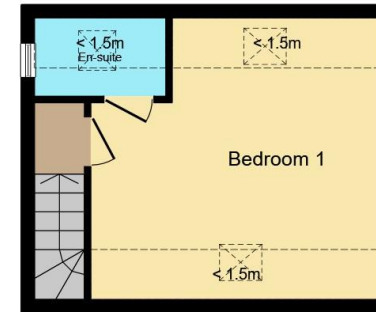




Ground Floor



First Floor



Second Floor

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

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EPC Rating: Awaited

Tenure: Freehold

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