



20g Brook Street  
Heage BELPER

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edwards



### Property Description

Offered for sale with NO UPWARD CHAIN is this well-maintained semi-detached home situated in the highly sought after village of Heage. The accommodation benefits from having a generous driveway with a larger than average detached garage. Internally the property in brief comprises; entrance hall, through lounge/diner, kitchen, with three bedrooms and a bathroom to the first floor. Externally there is a generous garden to the front with gated side access leading to an enclosed garden to the rear. An early viewing is strongly recommended for this home to be truly appreciated.

### Entrance Hallway

The property is entered via UPVC double glazed door to the front elevation with stairs off leading to the first floor, a radiator, useful understairs storage and doors off leading to:

### Lounge

12' 9" Max x 23' 1" ( 3.89m Max x 7.04m )  
Having UPVC double glazed windows to the front and rear elevations, two radiators, electric fireplace and door leading to the kitchen.

### Kitchen

9' 8" x 8' 8" ( 2.95m x 2.64m )  
Having wall and base units with work surfaces over, space for electric cooker, space for washing machine and fridge freezer, stainless steel sink and drainer unit with mixer tap over, UPVC double glazed window to the side, UPVC double glazed door to the rear and extractor fan.

### First Floor Landing

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

### Bedroom One

12' 7" Max x 11' 9" Max ( 3.84m Max x 3.58m Max )  
having UPVC double glazed window to the front and a radiator.

### Bedroom Two

.11' 9" x 9' 9" ( 3.58m x 2.97m )  
Having UPVC double glazed window to the rear and a radiator.

### Bedroom Three

9' 3" x 7' 9" Max ( 2.82m x 2.36m Max )  
Having UPVC double glazed window to the front and a radiator,

### Bathroom

Having airing cupboard housing the combi boiler, a bath, low level W.C, vanity wash hand basin with mixer tap over, obscured UPVC double glazed window to the rear and tiled splashbacks.

### Outside

To the front of the property is a driveway providing ample off road parking with gated side access leading to the rear.  
To the rear the garden has a detached garage, laid lawn section, paved seating area and is enclosed with fenced boundaries

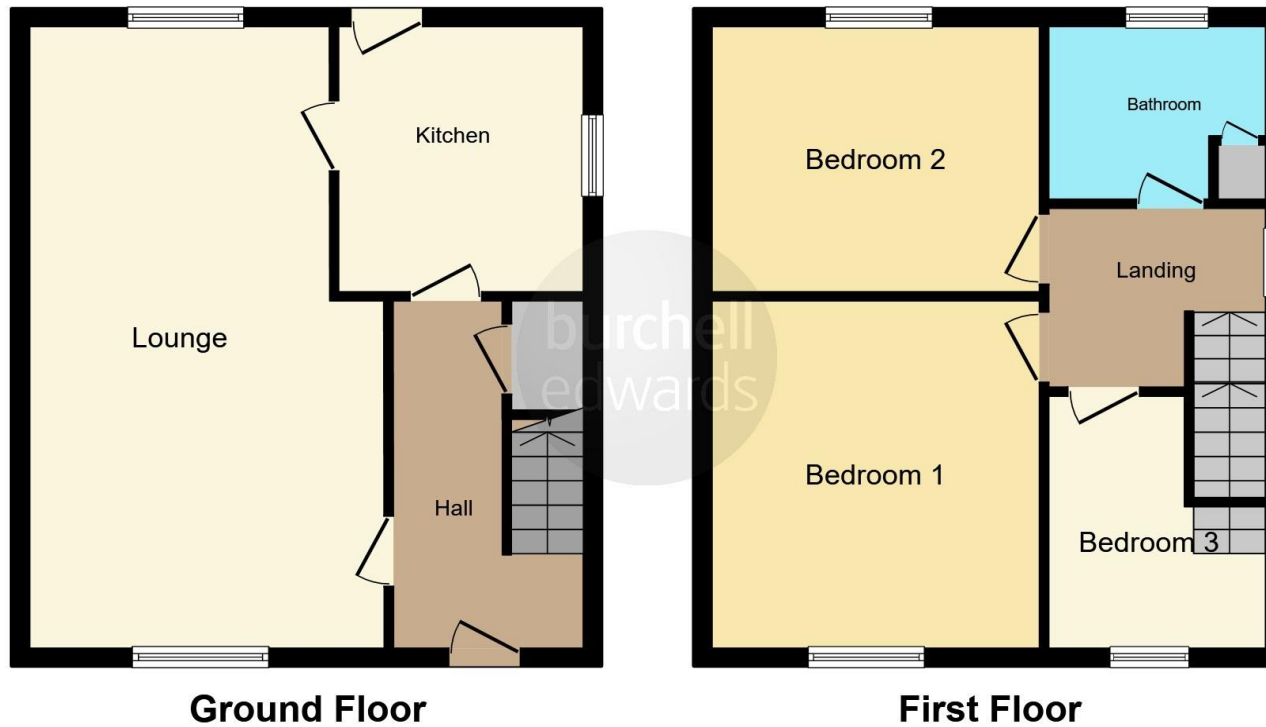
### Garage

20' x 10' 4" Max ( 6.10m x 3.15m Max )  
Having power, lighting, work bench, double doors to the front and wooden door and window to the side elevation.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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