Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management



183 Park Lane, Heage, Belper, DE56 2AE

£334,950

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A beautifully presented traditional semi detached family home, situated on the outskirts of the sought after village of Heage. Offering three bedroom accommodation , enjoying an open aspect and far reaching views over neighbouring countryside. There a driveway, garage and a generous rear garden with outhouses. Viewing is strongly recommended.







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The welcoming accommodation has an entrance porch opening into a reception hallway with original leaded light door and windows, cosy lounge with a multi-fuel stove and a modern open plan dining kitchen with pantry. There are three good sized bedrooms and a luxury family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a double block paved driveway, providing generous off road parking, hardstanding and leading to the garage. The fully enclosed rear garden is ideal for entertaining, being laid to lawn with a paved seating area with gazebo, mature koi pond and two brick outhouses, one being the gardeners WC and the other a wood store.

Heage is a popular village renowned for its historic windmill. Having parish church, primary school, village pubs, restaurants, local shops and many countryside walks. Having excellent road links to Belper, Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

A half glazed UPVC entrance door allows access.

ENTRANCE PORCH

There is slate effect flooring and an original entrance door and matching side panels with feature leaded lights.

HALLWAY

There is a UPVC double glazed window to the side, telephone point, radiator, useful understairs cupboard, slate tiled effect flooring and an original panelled staircase climbs to the first floor landing. Half glazed oak doors open into :

SITTING ROOM

11'11 x 13'8 (3.63m x 4.17m)

A naturally light room with a UPVC double glazed bay window to the front, a recessed brick fire place with flagstone hearth and wooden mantel, housing a cast iron multi-fuel stove. There is a radiator and TV aerial point.

DINING KITCHEN

18'5 x 12' overall measurements (5.61m x 3.66m overall measurements)

Being open plan with matching flooring, TV aerial point, radiator, UPVC double glazed window, recessed fireplace with slate hearth housing a cast iron multi-fuel stove. UPVC double glazed French doors open onto the garden.

KITCHEN AREA

Appointed with a range of cream base cupboards, drawers and eye level units with

oak block work surface over incorporating a deep Belfast sink with mixer taps, upstand and extending to a breakfast bar. Integrated appliances include an electric oven, gas hob, slimline dishwasher, washing machine, tumble dryer and space for an American fridge freezer. A useful pantry has shelving with light and power.

TO THE FIRST FLOOR

LANDING
Having a UPVC double glazed window to the side elevation, radiator and access via a loft ladder to the part boarded and well insulated roof void, housing the Glowworm combi boiler (serving the domestic hot water and central heating system).

BEDROOM ONE
12' x 11'3 (3.66m x 3.43m)
There is a radiator, TV aerial point and a UPVC double glazed window to the rear elevation enjoying far reaching countryside views.

BEDROOM TWO
12' x 11'3 (3.66m x 3.43m)
Having a radiator, UPVC double glazed window to the front elevation and a TV aerial point.

BEDROOM THREE
8'7 x 6'9 (2.62m x 2.06m)
There is a UPVC double glazed window to the front elevation, radiator and TV aerial point.

BATHROOM
Beautifully appointed with a three piece white suite comprising a panelled bath with a thermostatic rainfall shower over, vanity wash hand basin and a close coupled WC. There is complementary half tiling, extractor fan, heated towel radiator, wood grain effect laminate flooring and a UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a fore garden with a block paved double driveway providing ample off road parking, hardstanding and leads to a single garage.









GARAGE

20'4 x 9'11 (6.20m x 3.02m)

There is an up and over door, light, power, window and a personal door onto the garden.

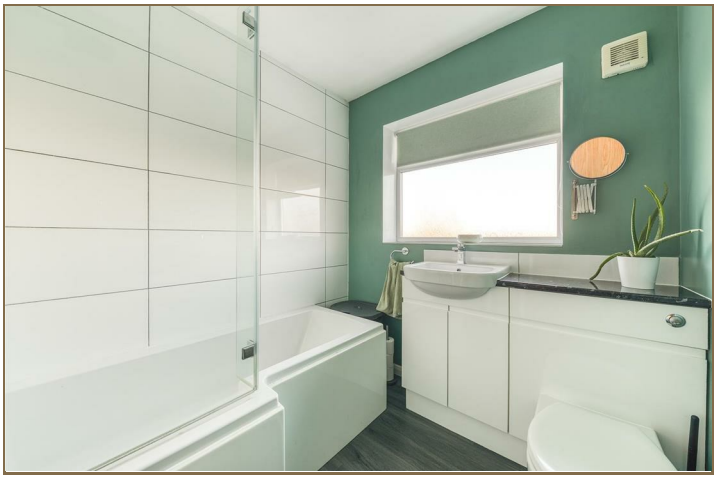
GARDEN

The fully enclosed rear garden has side gate access into a timber frame gazebo, which is paved, creating an all year round outdoor space. There are two brick built outhouses, one gardeners WC and wash hand basin and the second being used for log storage. Having an established Koi Carp pond and a path leading to lawned garden with a wooden pergola, summerhouse and garden shed. There are fruit trees and a dry stone boundary wall with an open aspect and open countryside views.

DISCLAIMER

Some photographs have been virtually staged using AI to illustrate the potential use of the space.
















By the sea
all worries
wash
away

Road Map



Hybrid Map



Terrain Map

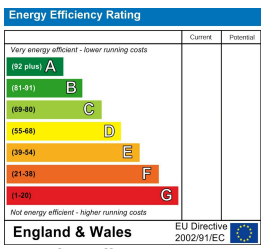


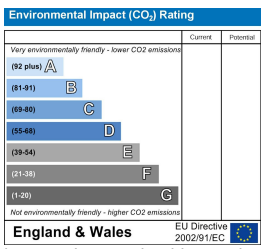
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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