Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



17 Tumbling Hill, Heage, Belper, DE56 2BX

£314,950

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A beautifully presented detached bungalow residence situated in a cul de sac location in the popular village of Heage. The two bedroom accommodation has a sitting room, conservatory and integral garage, with ample car parking, additional hardstanding and landscaped gardens. Viewing is strongly recommended.







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Offered with vacant possession/ no chain the welcoming accommodation has an entrance hallway, fitted breakfast kitchen, lounge, UPVC conservatory, luxury shower room and two double bedrooms.

Benefitting from hardwood double glazed windows and doors, gas central heating and a security alarm system.

To the front of the property is a double driveway providing off road parking and leading to the integral garage. There is a path leading to the front door and rockery a garden. The enclosed rear garden is landscaped with a sunny paved patio, established rockery with fir trees, shrubs and flowering plants with a decked seating area. To the side of property is an enclosed hardstanding area, perfect for caravan or motorhome storage.

Renowned for its historic Windmill, Heage is a sought after village with excellent primary school, parish church, popular pubs and country walks. Belper is within easy reach, with its busy railway station, varied shopping and leisure facilities. There is easy access to Derby and Nottingham via major road links ie. A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed hardwood entrance door allows access.

ENTRANCE HALLWAY

Having a radiator, beams and coving to the ceiling, telephone point, an in-built cupboard houses the Worcester boiler and there is access to the part boarded roof void with a light. A built-in cupboard provides storage wooden latch doors open into :

FITTED KITCHEN

11'7 x 7'7 (3.53m x 2.31m)

Appointed with a range of pine base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a porcelain one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric cooker with extractor hood, plumbing for a washing machine, dishwasher and space for a fridge freezer. There is under plinth lighting, ceramic tiled flooring covered with carpet and a hardwood double glazed window to the front.

LOUNGE

19'4 x 11'8 (5.89m x 3.56m)

There are beams to the ceiling, an oak fire surround with tiled hearth and insert, wall lighting, column radiator, TV aerial point with satellite connection, a hardwood double glazed window to the rear and French doors open into :

CONSERVATORY

12'1 x 12'1 (3.68m x 3.68m)

Constructed with a stone built base, UPVC

double glazed windows and doors with an insulated roof, column radiator, light and power points.

BEDROOM ONE

14'4 x 9'7 maximum measurements (4.37m x 2.92m maximum measurements)

There is an in-built wardrobe providing hanging and shelving, a column radiator, beams and a latch door.

BEDROOM TWO

9'9 x 8'9 (2.97m x 2.67m)

Having a hard wood double glazed window to the front, beams to the ceiling and a column radiator.

SHOWER ROOM

Beautifully appointed with a walk-in double shower enclosure with a thermostatic rainfall shower, close coupled WC and a vanity wash hand basin, chrome heated towel radiator, extractor fan, hardwood double glazed window to the front and timber effect flooring.

OUTSIDE

To the front of the property is a gravelled fore garden with a path leading to the front door. A double driveway to the side provides off road parking and leads to the integral garage. A secure gate to the side provides access to the fully enclosed garden.

GARAGE

19' x 8'1 (5.79m x 2.46m)

Having an electronic up and over door, light, power, tap, overhead storage and a personal door to the rear.

GARDEN

The mature tiered garden is well stocked with rockery plants, fir trees, flowering plants and a sunny paved patio area. Steps climb to a decked seating area and hardstanding space. There is a further paved patio and a high degree of privacy.









Road Map



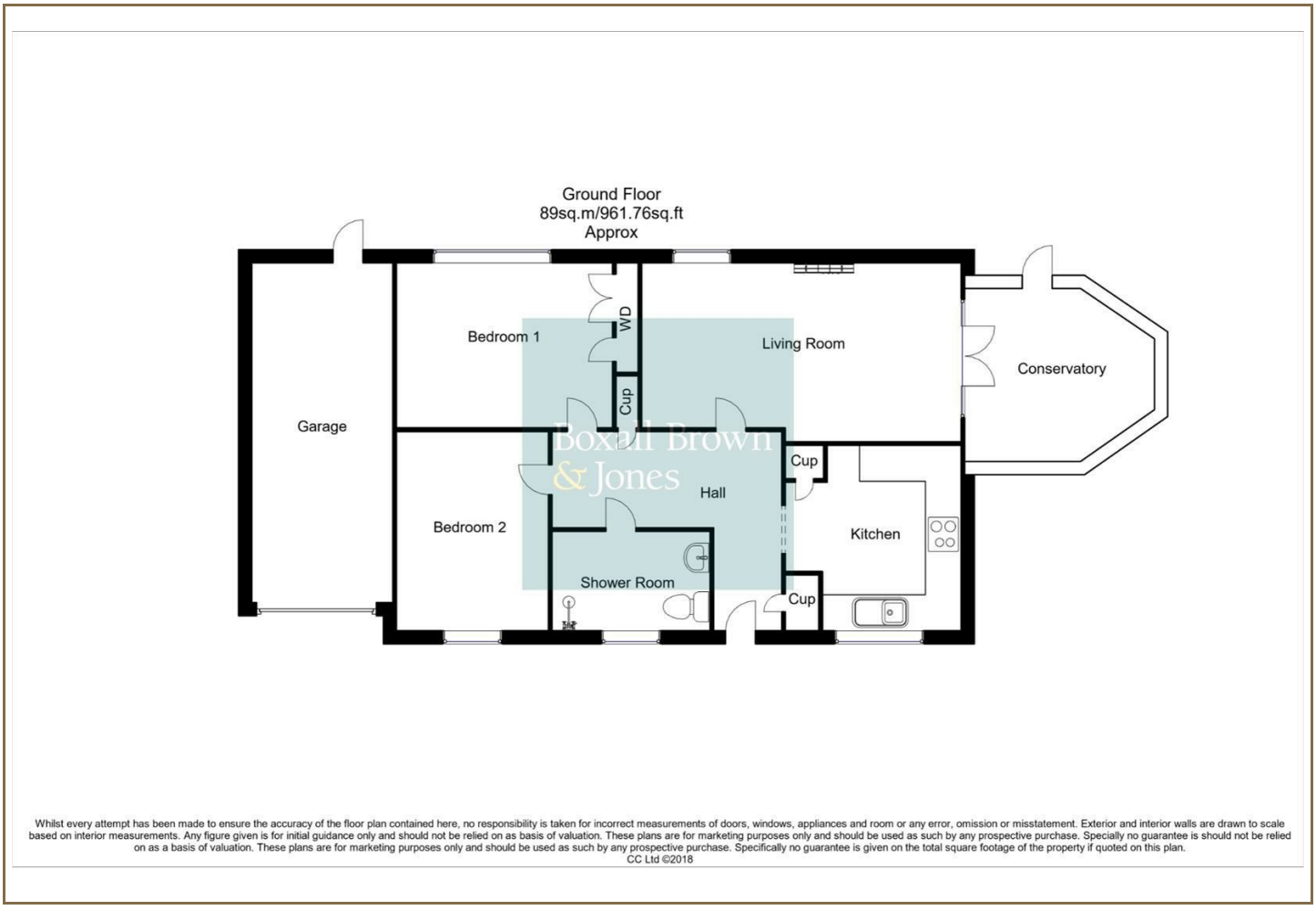
Hybrid Map



Terrain Map



Floor Plan

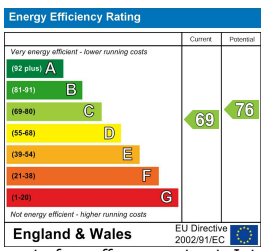


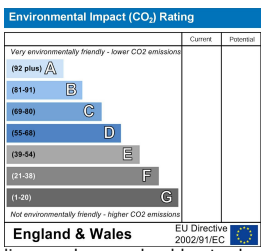
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Viewing

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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