



## 161 Tenter Lane, Heage, DE56 2BE

**£560,000**



A newly modernised character family home offering contemporary open plan living. A choice of flooring is available for the accommodation. Situated in the popular village of Heage close to local amenities. The individual property has a generous driveway providing ample off road parking, front and a rear south facing garden. Offered with vacant possession / no chain. Viewing is highly recommended.



# 161 Tenter Lane, Heage, DE56 2BE

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The well appointed accommodation has been sympathetically upgraded to offer an impressive character home offering open plan living accommodation comprising a light and spacious family room with bi-fold doors opening onto the enclosed south facing garden, open into a well equipped fitted kitchen with integrated appliances with a separate utility room, guest WC and lounge. To the first floor there is a gallery landing and three generously proportioned double bedrooms and a luxury bathroom.

Benefitting from quality UPVC flush sash style double glazed windows and composite doors, gas central heating fired by a brand new combi boiler, full insulation, new roof and electrical installation. The vendor is offering a choice of flooring finish.

To the front of the property is a generous tarmac driveway providing ample off road parking and turning space. A paved fore garden has a pathway to the front door with an elevated garden to the side. To the rear a paved courtyard extends to the south facing lawned garden with a sunny seating area, perfect for entertaining.

Heage is a popular village renowned for its historic windmill, being surrounded by countryside the village has a parish church, primary school, popular real ale pubs and local shops. Having easy access to Belper, Ripley, Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A quality contemporary composite door opens into :

## OPEN PLAN FAMILY ROOM

22'8 x 18'8 overall measurements (6.91m x 5.69m overall measurements)

A naturally light and spacious room with bi-fold doors flooding the room with natural light. There is a recessed fireplace with a slate hearth and oak mantel shelf housing a multi-fuel stove, vertical radiator, TV aerial point, window to the front and French doors open onto the garden. Stairs climb off to the first floor with a useful storage cupboard beneath. Open into

## FITTED KITCHEN

12'7 x 11'5 (3.84m x 3.48m )

Comprehensively appointed with a range of sage shaker style base cupboards, drawers, eye level units and glazed display cabinets with quartz work surface over incorporating a porcelain Belfast sink with antique brass taps and upstand. Integrated Neff appliances include an electric oven, combination/ microwave oven, gas hob, extractor hood, fridge freezer and dishwasher. There is a choice of flooring, recycling unit, kick plate heater, under plinth mood lighting, inset spot lighting and a UPVC double glazed sash style window to the rear.

## UTILITY ROOM

7'5 x 7'4 (2.26m x 2.24m )

Fitted with a base cupboard with a stainless steel sink with splash back tiling, plumbing for a washing machine, radiator, extractor fan and a glazed UPVC entrance door provides access to the rear.

## GUEST WC

Appointed with a close coupled WC with matching vanity wash hand basin with useful storage beneath, complementary half tiling, antique gold heated towel radiator, extractor fan, sash window and a choice of flooring.

## LOUNGE

13'3 x 13'1 (4.04m x 3.99m )

Having French doors to the rear courtyard, UPVC double glazed sash window to the front and fireplace with a flagstone hearth and log storage houses a multi-fuel stove.

## TO THE FIRST FLOOR

### LANDING

The spacious 'L' shaped landing has a built-in cupboard housing an Ideal combi boiler (serving the domestic hot water and central heating system) UPVC double glazed window to the front and rear elevations, radiator and an in-built cupboard housing the electrical installation.

### BEDROOM ONE

11'2 x 11'2 extending to 16'5 into dressing room (3.40m x 5.00m extending to 5.00m into dressing room)

There is a UPVC double glazed window to the side enjoying views over the village, radiator, TV aerial point and a recessed dressing area with inset spot lighting.

### BEDROOM TWO

13'1 x 12'4 (3.99m x 3.76m )

A generous room with a recess, perfect for built-in

furniture, UPVC double glazed sash style window to the front elevation and a radiator.

### BEDROOM THREE

11' x 12'2 (3.35m x 3.71m )

Having dual aspect UPVC double glazed sash style windows to the front and side elevations enjoying views, radiator and TV aerial points.

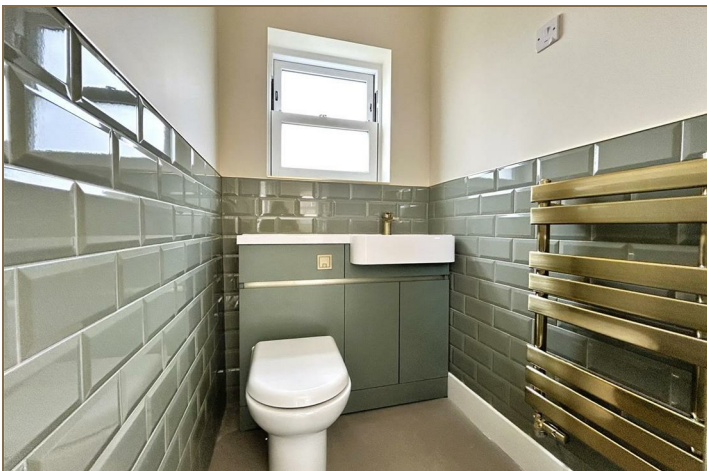
### LUXURY BATHROOM

7'7 x 8'1 (2.31m x 2.46m )

Beautifully appointed with a three piece suite comprising a panelled bath with a thermostatic shower and glazed screen, built-in close coupled WC and a range of cabinets with a marble effect wash hand basin with gold taps, upstand and splash back tiling, gold heated towel radiator, patterned tiled flooring, illuminated mirror, inset spot lighting and a sash style window.

### OUTSIDE

A generous tarmac driveway provides ample off road parking. There is an elevated garden to the side and a paved courtyard with personal gate and path to the front leading to the entrance door. A secure gate to the side allows access to the rear paved courtyard, which extends to the side, south facing garden with a flagstone paved seating area.



## Road Map



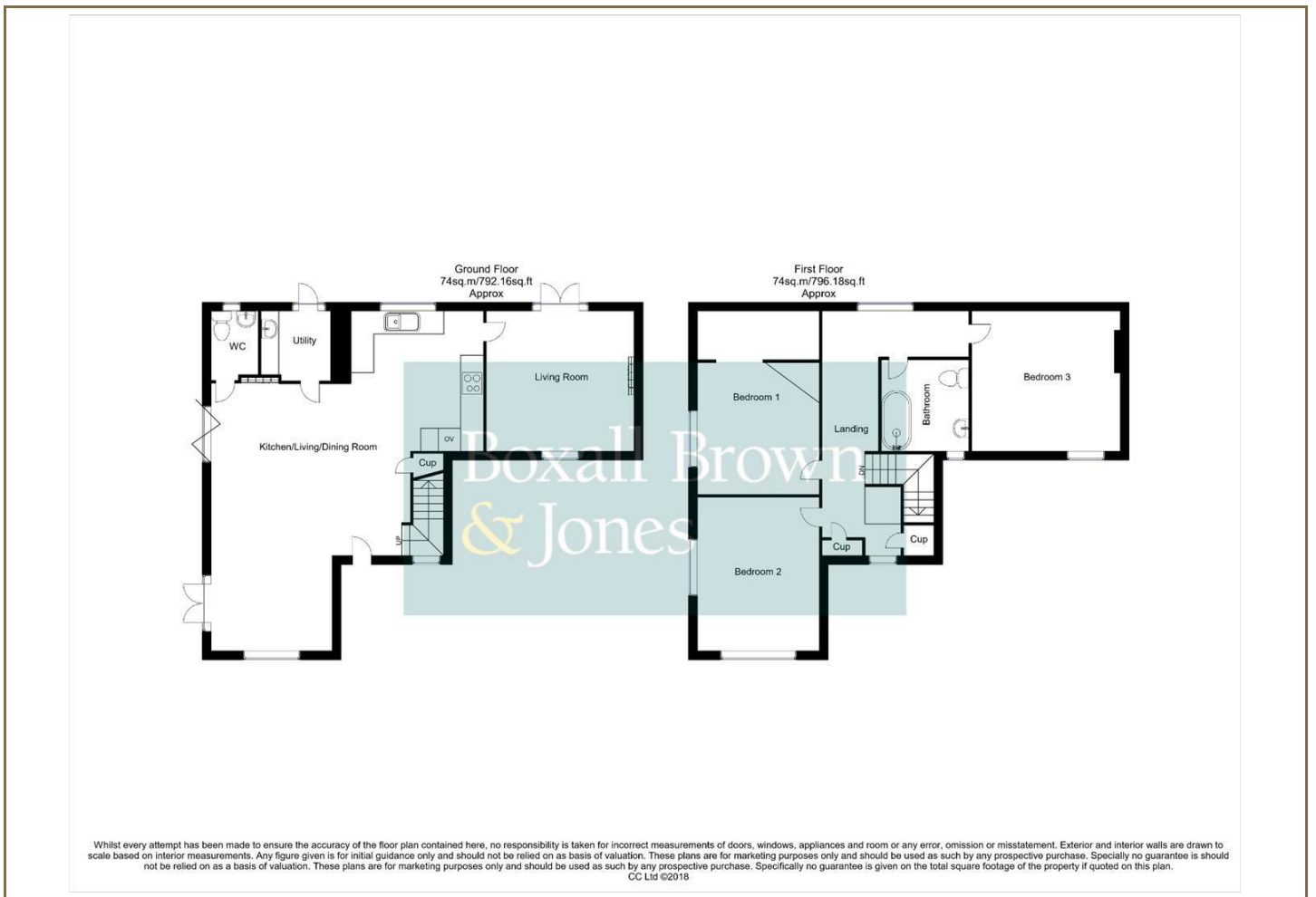
## Hybrid Map



## Terrain Map



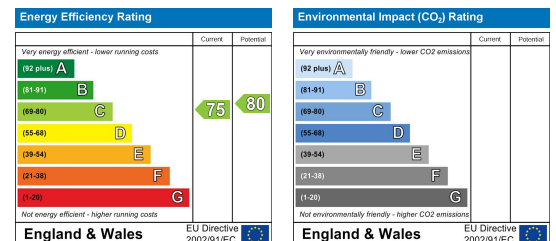
## Floor Plan



## 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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