



New Road
Heage Belper

burchell
edwards

New Road Heage Belper DE56 2BA

for sale
£340,000



Property Description

A spacious and characterful four bedroom end-terrace cottage, ideally positioned within the popular village of Heage. The property offers well-proportioned and versatile accommodation, combining traditional cottage charm with modern improvements, together with driveway parking for two vehicles and a good-sized rear garden.

Internally, the ground floor comprises a welcoming lounge with a log burning stove, which also serves the adjoining open-plan kitchen/diner, creating a cosy and sociable heart to the home. A separate study provides an ideal work-from-home space or quiet second reception room.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom with a modern en suite shower room, together with a contemporary family bathroom.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, while the good-sized garden offers plenty of space for outdoor seating, entertaining and family use. A useful detached workshop provides excellent storage and workspace and, although it could accommodate a vehicle, there is currently no vehicular access to it.

A spacious and versatile family home offering a lovely blend of character, practicality and modern living in a popular Derbyshire village.

Entrance

Entered via a door to the front elevation with stairs rising to the first floor landing. With access to the open-plan kitchen/ diner and study.

Open-Plan Kitchen/ Diner

A fantastic open space, enjoying a blend of character with modern amenities. The kitchen comprises of a range of matching shaker-style base units with complementary work surfaces over, incorporating a composite sink/ drainer unit with chrome mixer tap over and a four ring gas hob. There is an integrated electric cooker and ample space for further appliances. There is a useful pantry along with further downstairs storage, two UPVC double glazed windows to the rear elevation and a door giving access to the rear garden. A beautiful focal point to this spacious family area is the dual aspect multi fuel burner.

Lounge

Benefitting from the dual aspect multi fuel burner this beautiful family room has exposed beams to the ceiling, a feature inglenook fireplace, UPVC double glazed patio doors to the rear and an exposed stone wall adding to the abundance of character.

Sitting Room

Having a UPVC double glazed window to the front elevation and an inset log burner, this additional reception room is currently being used as a study, however it is versatile space and could be used as a snug/hobby room.

Landing

Having doors off leading to four bedrooms and the family bathroom.

Bedroom One

A bright and airy room benefitting from a UPVC double glazed window to the side and rear elevation with beautiful countryside views, radiator and a door leading to the en-suite.

En-Suite

A recently fitted and well appointed fitted three piece suite comprising a modern shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail, splashback tiling and a UPVC double glazed window to the rear elevation.

Bedroom Two

A generous double bedroom with a UPVC double glazed window to the front elevation and a radiator.

Bedroom Three

Having a UPVC double glazed window to the front elevation, radiator and a built in cupboard housing the combi boiler.

Bedroom Four

With a UPVC double glazed window to the front elevation and a radiator.

Bathroom

A spacious fitted three piece suite comprising; a corner bath, low level W.C, and a pedestal wash hand basin. There are tiled splash backs, a radiator and a UPVC double glazed window to the rear elevation.

Outside

To the front of the property there is a low bearing wall enclosing a small forecourt leading to the front entrance of the property. To the side there is a double driveway with gated side access leading to a generous rear garden where there is a pleasant lawned area, paved seating area, well stocked flower beds and steps down to a useful storage garage/workshop.

Storage Garage

This is a versatile space and is ideal for any potential buyer looking for a space to work from home, a workshop or additional storage. There is power and lighting, double doors to the front and a door to the side elevation.

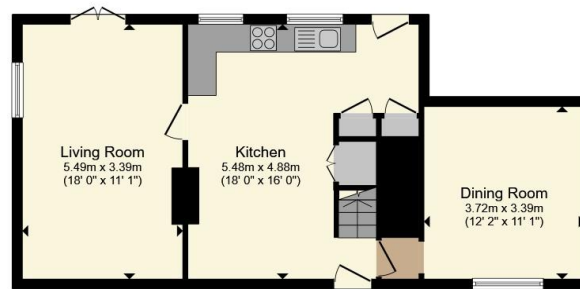
Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

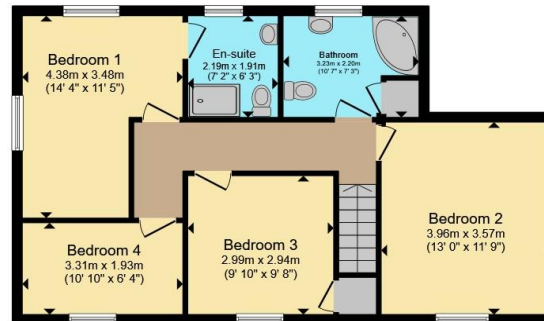








Ground Floor



First Floor

Total floor area 124.2 m² (1,337 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206924 - 0006