Home 2 Sell

Quality Service For Less

53 High Edge Drive

Heage, Belper, DE56 2TB

Offers Around £175,000

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Home2sell are delighted to offer this modern two bedroomed semi-detached property with single garage. Well presented accommodation comprising, lounge and stairs off to the first floor and a fitted dining kitchen. To the first floor there are two well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front a block paved driveway leads to a single garage having up and over door. To the rear an enclosed garden having patio terrace immediately with raised borders. Viewing essential to fully appreciate the accommodation. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

Lounge
12'9" x 11'5" extending 14'4" max (3.90m x 3.50m extending 4.39m max)

Having a storm porch canopy the property is entered via a PVCu door having glazed insert, PVCu double glazed window to the front elevation, electric wall mounted heater, coving to the ceiling and wall lighting and television point. Stairs off to the first floor landing.

Dining Kitchen
13'0" x 9'10" (3.98m x 3.01m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer with hot and cold taps. Space and plumbing for an automatic washing machine, space for a cooker and hob, complimentary splash back tiling, space for a fridge freezer, electric wall mounted heater, ceramic tiled flooring, PVCu double glazed window to the rear garden aspect and a PVCu door with glazed insert to the rear elevation.

To the first floor landing
Having access to the loft void and ceiling light.

Master Bedroom
10'11" x 11'0" (3.33m x 3.37m)

Having a PVCu double glazed window to the front elevation, electric wall mounted heater and ceiling light. Fitted wardrobe.

Bedroom Two
7'1" x 7'1" (2.16m x 2.18m)

Having a PVCu double glazed window to the rear elevation, wall mounted electric heater and ceiling light.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a corner bath having an electric Triton shower over. Part wall complimentary tiling, ceiling light, PVCu double glazed opaque window and storage cupboard housing the domestic hot water tank.

Outside
Outside to the front a block paved driveway leads to a single garage having up and over door. To the rear an enclosed garden having patio terrace immediately with raised borders.

Garage
Up and over door.

Area
The village of Heage is a much sought after residential location owing to its pleasant position nestling within open countryside, thus offering attractive walks. Heage and neighbouring Nether Heage combine to offer a good range of local amenities including post office, school, church, public houses and the recently restored and noted windmill. Heage is located between the larger towns of Belper and Ripley which offer a more comprehensive range of facilities including supermarket and leisure centres.

The property's location is also close to the A38 which gives fast access to the M1 in the north and Derby city centre in the south.

Directional Note
From our Belper office, proceed along Chapel Street to roundabout turning left onto New Road, continue through the traffic lights and past the Market Place

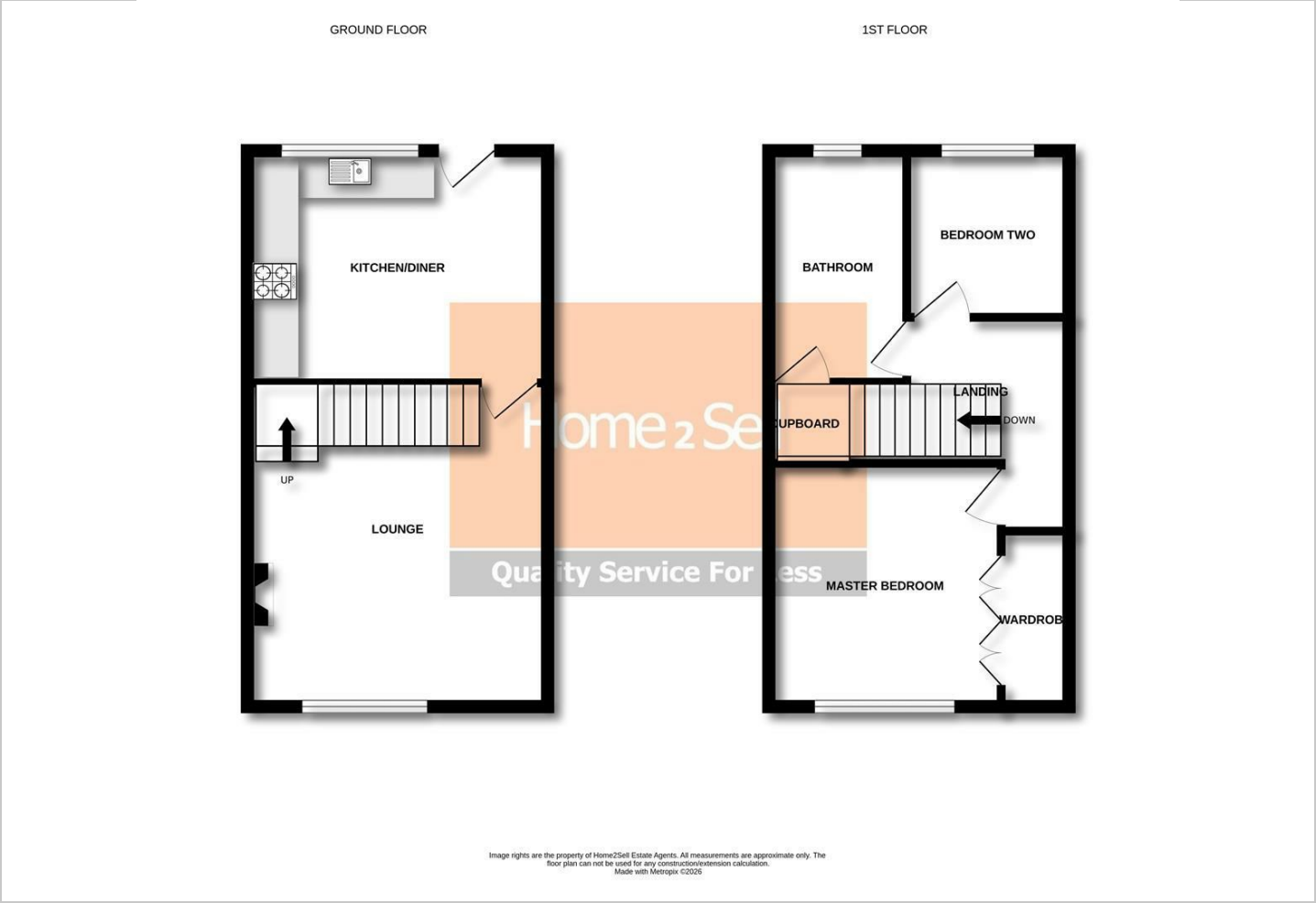
turning left onto Chesterfield Road. Continue along this road, which becomes Laund Hill and then Far Laund leading out of Belper, eventually taking a right-hand turn on the bend onto Jackson's Lane. Continue along this road turning left at the junction onto Old Road, continue along this road taking a right-hand turn onto High Edge Drive where the property will be found on the left hand side of the cul-de-sac, clearly identified by our distinctive Home2sell for sale sign.

Road Map

Hybrid Map

Terrain Map

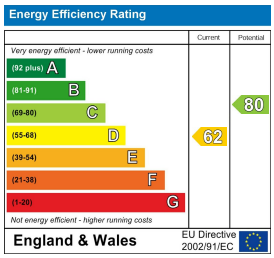
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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