

Property details approval form

14 New Road, Heage, Belper, Derbyshire, England, DE56 2BA

Date: 11 March 2026

Property Ref and Version: BPR102419 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Character Cottage
- > views to the rear
- > Four Bedrooms
- > Ensuite and Family Bathroom
- > Driveway
- > Rear Gardens
- > Large Workshop

○ Short Description

A deceptively spacious FOUR-bedroom character cottage on New Road in Heage, offering generous living accommodation with three reception rooms, an open-plan kitchen/diner with log-burning stove, a separate lounge with French doors, and a study. DRIVEWAY and LARGE OUTBUILDING. Viewing essential

○ Long Description

A deceptively spacious and charming four-bedroom character cottage offering generous living accommodation including three reception rooms, a family bathroom and an en-suite to the master bedroom. This delightful family home is located on New Road in Heage, conveniently positioned close to a range of local amenities including shops, schools, bus routes, and beautiful rural countryside walks and scenery. Externally, the property benefits from generous outdoor space, featuring a driveway providing ample off-road parking, along with rear and side gardens. There is also a large storage shed/garage with power and lighting, making it ideal for use as a workshop, hobby room, or additional storage. Internally, the property offers a spacious open-plan kitchen and dining area complete with a feature fireplace and log-burning stove, creating a warm and welcoming focal point. There is also a separate lounge with French doors opening onto the rear garden, an entrance hallway with staircase, and a third reception room currently used as a study. To the first floor, the property offers four well-proportioned bedrooms, a family bathroom, and an en-suite to the master bedroom. Further benefits include full double glazing and gas central heating via a combination boiler. Early viewing is highly recommended to fully appreciate the charm, character, and space this wonderful home has to offer.

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○ Directions

○ Agent Note

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○ Room Description

Entrance

Entrance door to the front elevation, stairs to the first floor landing and leading to the open plan kitchen Dining room. Door to the second reception room.

Kitchen Dining Room

This charming open-plan kitchen and dining room offers a warm, character-filled heart to the home. The space combines traditional features with practical modern touches, creating an inviting area ideal for everyday living and entertaining.

A wood-burning stove set within an exposed brick fireplace forms a striking focal point double sided with the lounge and complemented by built-in cabinetry with dark painted doors and rustic brass detailing. The dining area comfortably accommodates a family table, with plenty of room for additional storage furniture.

The kitchen itself is light and well laid out, featuring shaker-style units, open shelving, and a generous stretch of worktop space. There is a built in oven, gas hob and space for further appliances. Two UPVC windows to the rear allows natural light to flood in along with having views over the rear garden and countryside beyond, while the wood effect flooring running throughout the room adds warmth and continuity. There is a pantry and extra storage under the stairs, the rear door gives access to the rear garden.

Reception Room

This beautifully presented living room offers a warm and welcoming space full of character and charm. Exposed timber beams and a textured feature wall add rustic appeal, while large UPVC windows and French doors allow natural light to flow through the room and access the rear garden, creating a bright and airy atmosphere.

The layout comfortably accommodates generous seating, with plenty of space for relaxing or entertaining. The log burning stove is double sided with the kitchen dining creating a feature focal point and cosy space in winter.

Second Reception Room

Currently used as a study this space is versatile and having a UPVC double glazed window to the front elevation, radiator and stone built fireplace with inset log burner

First Floor Landing

With access to all four bedrooms and family bathroom.

Bedroom One

A generous double bedroom with lovely dual aspect UPVC double glazed windows flooding the room with light. Carpet flooring, radiator and door to the en-suite

En-Suite

Stunning and recently fitted en-suite shower room with an enclosed shower cubicle, low level WC and a pedestal hand wash basin. Splashback tiling, heated towel rail and wood effect flooring. UPVC double glazed window to the rear.

Bedroom Two

Generous double bedroom with a UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Three

Double bedroom with UPVC double glazed window and built in cupboards housing the wall mounted combi boiler,

Bedroom Four

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Lovely bedroom currently used as a dressing room with a UPVC double glazed window, carpet flooring and radiator.

Family Bathroom

Fitted with a corner bath, low level WC and a pedestal hand wash basin. Tiled splashbacks, radiator and a UPVC double glazed window to the rear,

Parking

To the left of the property is a driveway providing off road parking for two cars.

Garage

There is a brick-built outbuilding in the garden, featuring a pitched roof, power and lighting, a side access door, window, and double doors to the front.

This versatile space offers a range of potential uses—such as a workshop, studio, home office, or storage—however, it is not currently accessible by car.

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○ Property Images



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○ Floor Plan

○ Approval

Signature

Date

Jessica Smiley		
Ms J. Van Niekerk		