



Bakers Hill
Heage BELPER

burchell
edwards

Bakers Hill Heage BELPER DE56 2BL

for sale offers in the region of
£280,000



Property Description

Situated in the popular village of Heage, this extended three bedroom semi-detached home offers well-presented accommodation, generous off-road parking and a landscaped, low-maintenance rear garden.

The property is entered via a welcoming hallway, with access to a useful downstairs cloakroom/WC, kitchen and utility room. The living room provides a comfortable main reception space and opens directly into a bright and versatile sun room, creating a pleasant additional area overlooking the garden.

To the first floor are three bedrooms, together with the family bathroom.

Outside, the property benefits from ample off-road parking to the front, while the landscaped rear garden has been designed for easy maintenance, featuring a black limestone paved patio and raised flower beds. A detached outbuilding with power and lighting provides useful additional space, ideal for a home office, workshop or storage.

A well-located home offering spacious and versatile accommodation, with excellent outdoor space and useful additional facilities.

Entrance Hallway

Having a front UPVC double glazed entrance door to the front elevation giving access to the entrance hallway having stairs off to the first floor, useful understairs store cupboard, central heating radiator, laminate flooring, doors off to kitchen and living room.

Living Room

This spacious family room having decorative panelled walls, UPVC double glazed opaque window to the side elevation, feature fireplace, central heating radiator, French doors giving access to the sun lounge.

Sun Lounge

A great addition to the property offering a beautiful room having an insulated apex roof, roof lights to both side elevations, feature UPVC double glazed window to the rear, UPVC double glazed windows to both sides of the French doors giving access to the rear garden, dwarf brick walls, laminate flooring, underfloor heating.

Kitchen

A modern fitted breakfast kitchen having work surfaces over incorporating an electric four burner induction hob, sink and drainer unit with mixer tap over, integrated dishwasher, integrated microwave, integrated fridge, UPVC double glazed window to the front elevation, open access through to: -

Utility Room

An additional side extension having space for fridge freezer, matching wall and base units with work surfaces over, plumbing and space for automatic washing machine and tumble dryer, wall mounted boiler, vertical central heating radiator, UPVC door giving access to the rear elevation, inset spotlights to ceiling, door giving access to: -

Cloaks/Wc

Having UPVC opaque double glazed window to the front elevation, wash hand basin, low level wc.

First Floor Landing

Having loft access and doors giving access to bedrooms and family bathroom.

Bedroom One

Having UPVC double glazed window to the rear elevation, picture rail, central heating radiator, fitted wardrobes.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, fitted bedroom furniture comprising bed with overhead storage cupboard and wardrobe space.

Family Bathroom

Having a fitted three piece suite comprising bath with mains fed shower over, fitted glazed shower screen, vanity wash hand basin with mixer tap over, low level wc, tiled splashback, UPVC double glazed opaque window to the side elevation, wall mounted chrome heated towel rail, wood effect flooring.

Outside

To the front of the property is a tarmac driveway providing ample off road parking, outside tap, gated side access to the rear garden.

The low maintenance rear garden is enclosed with fenced boundaries, black limestone paved seating area, raised slated flower beds, useful concrete outbuilding ideal for storage having power and light.

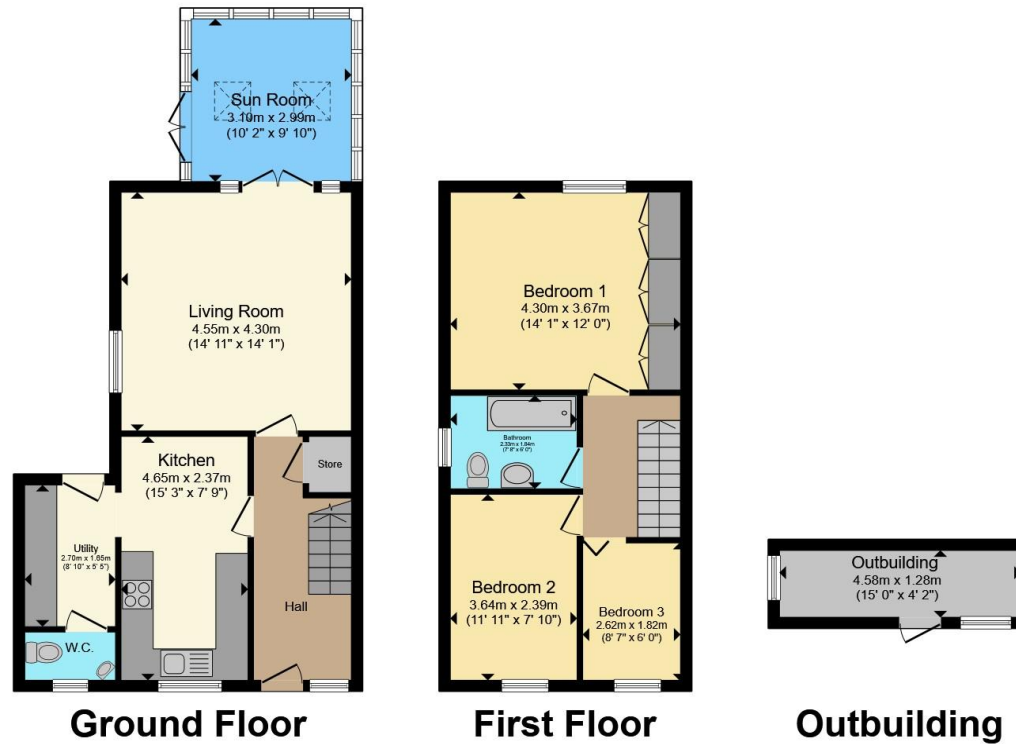
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 96.5 m² (1,039 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: B

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: BEL206978 - 0007