

Park Road, Heage, Belper, Derbyshire. DE56 2AB

£575,000 Freehold

REDUCED



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PROPERTIES**
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful individually designed and built modern family home. Situated in a quiet position with open aspect and countryside views in the popular village of Heage. Offering superior split level four double bed roomed accommodation with mature south facing gardens and small paddock with its own separate access. Viewing is strongly recommended.

The quality family home built 2001 offers individually styled split level accommodation comprising welcoming reception hallway with impressive staircase, leading to the lower lounge with feature brick fireplace and quality UPVC conservatory. There is a snug with Juliette balcony and well equipped dining kitchen with central island, integrated appliances, separate utility room and Guest WC. A half landing leads to the principle bedroom suite with luxury en-suite shower room, walk-in wardrobe and dual aspect windows enjoy countryside views. The first floor landing has a study area, three further double bedrooms (one with en-suite) and a family bathroom with a four piece suite.

Benefitting from gas central heating, UPVC double glazed windows and doors and security alarm system.

The property is set back from road behind a paved driveway, providing off road parking for three vehicles and leads to a detached double garage. There is a separate driveway behind the garage, through a five bar gate leading to the adjacent small paddock, which has a vegetable plot and wildflower meadow. The mature rear garden is laid to lawn with established shrubs and flowering plants to the borders with a south facing patio, perfect for alfresco dining and enjoying the peaceful countryside views.

FEATURES

- Large Executive Detached Home
- 4 Bedrooms, 2 Receptions
- Garden Room
- Land Garden With Attached Paddock
- Driveway & Double Garage
- Semi Rural Location With Countryside Views
- Sought After Village Location
- Ideal Family Purchase
- Viewing Essential



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ROOM DESCRIPTIONS

elevation.

Reception Hall

3.20m x 2.96m (10' 6" x 9' 9") Having ceramic tiled flooring, radiator, coving and stairs leading off.

Dining Kitchen

5.53m x 3.91m (18' 2" x 12' 10") Comprehensively appointed with a range of stylish white base cupboards, drawers, eye level units with granite effect, rolled top work surface over, incorporating an acrylic one and a half bowl sink drainer with mixer taps and a central island with solid wood block breakfast bar. Integrated appliances include electric double oven, induction hob, extractor hood, fridge freezer and a dishwasher. There is a ceramic tiled floor, radiator, coving, matching shelving, inset spotlights, built in speakers, UPVC double glazed window to the front and a half glazed side door provides access to the garden.

Utility Room

Appointed with a range of light oak base cupboards, drawers and eye level units with marble rolled top work surface over incorporating an acrylic one and a half bowl sink drainer with mixer taps and splash back tiling. UPVC double glazed window to the front, large cupboard with cloaks hanging, radiator, space for tumble dryer, plumbing for washing machine, ceramic tiled floor and the wall mounted Ideal boiler serves the domestic hot water system.

Cloakroom/WC

0.93m x 1.94m (3' 1" x 6' 4") Appointed with a wall mounted wash hand basin and low flush WC, radiator, UPVC double glazed window to the side and coving,

Sitting Room/Snug

3.50m x 4.02m (11' 6" x 13' 2") Having polished hard wood Mahogany flooring, radiator, coving, UPVC double glazed window to the side, TV aerial point and UPVC French doors form a Juliette balcony which opens into lower conservatory.

Hallway

There is a range of book shelving and stairs into :

Living Room

4.40m x 6.01m (14' 5" x 19' 9") A naturally light room with dual aspect UPVC double glazed windows to the side and rear, two radiators, wall lights, coving and an impressive brick built fireplace with stone mantel shelf and hearth having a gas stove fire. UPVC French doors open into :

Conservatory

2.94m x 4.40m (9' 8" x 14' 5") Constructed with brick base, quality UPVC double glazed windows, French doors and glass roof with vents. There are power points, electric under floor heating and feature Juliette balcony.

First Floor (Half Landing)

1.76m x 2.97m (5' 9" x 9' 9")

Bedroom 1

4.40m x 3.56m (14' 5" x 11' 8") Having dual aspect UPVC double glazed windows to the side and rear enjoying countryside views, coving, TV aerial point, radiator, telephone point and large walk in wardrobe with hanging, shelving and spotlights.

En-Suite

2.38m x 2.32m (7' 10" x 7' 7") Fitted with double walk in shower enclosure with thermostatic drench shower, low flush WC and pedestal wash hand basin, vinyl flooring, radiator, splash back tiling, shaver point, inset spotlights, extractor fan and UPVC double glazed window to the rear

Spacious Landing

Having a radiator, UPVC double glazed window to the front elevation, study area and there is access to the boarded roof void via a loft ladder with light, power and potential to convert.

Bedroom 2

3.53m x 4.00m (11' 7" x 13' 1") Having dual aspect UPVC double glazed window to the rear and side enjoying views of the garden.

Bedroom 3

3.15m x 3.93m (10' 4" x 12' 11") There is a radiator and UPVC double glazed window to the front.

En-Suite

Fitted with a wall mounted wash hand basin, low flush WC and shower enclosure with a thermostatic shower, UPVC double glazed window, radiator, complementary splash back tiling, inset spotlights and extractor fan.

Bedroom 4

3.18m x 2.99m (10' 5" x 9' 10") There is a UPVC double glazed window to the front, radiator and coving.

Luxury Bathroom

2.24m x 3.92m (7' 4" x 12' 10") Appointed with a four piece suite comprising of a panelled bath with brass mixer shower taps, pedestal wash hand basin, low flush WC and bidet. UPVC double glazed window, complimentary half tiling, inset spotlights, extractor fan, radiator and a built in cupboard provides linen storage and houses the hot water cylinder.

Outside

Outside - A block paved driveway sits behind a brick wall, and provides access to the detached double garage. There is outside lighting and access to the rear. To the rear of the garage is a further hard standing and driveway access to the paddock.

Double Garage - 5.69m x 5.08m (18'8 x 16'8) - Having an electronic up and over door, UPVC window, light, power, personal door and overhead storage.

Garden And Paddock - The mature gardens are mainly laid to lawn with established shrubs and flowering plants to borders, there is a pergola, sunny paved patio area and access to the adjacent paddock with vegetable plot, apple tree and fruit bushes. Having separate access.

Directions

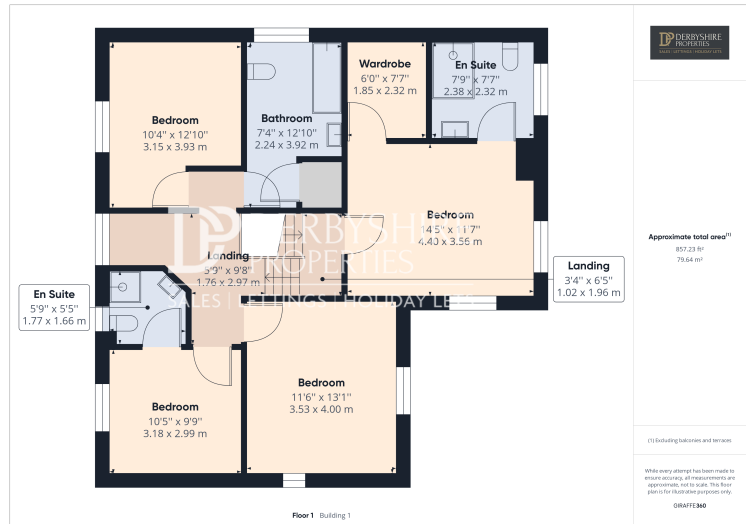
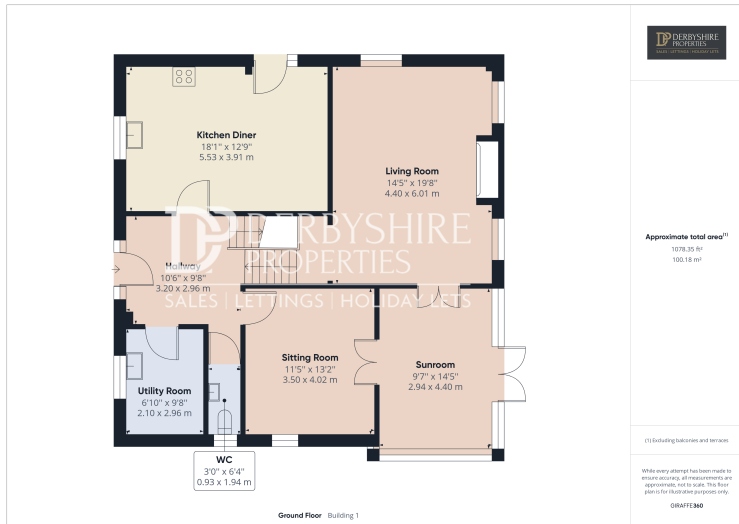
Leave Belper along Chesterfield Road (B6013). Continue up the hill onto Laund Hill which then becomes Far Laund and proceed out of Belper into open countryside. Take the right turn into Jacksons Lane. At the end turn left into Old Road. Immediately right into Park Road. Turn into the car park of the Windmill Garage and take the lane at the rear going to the right, where Maples will be located on the left.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	