







New Road, Heage, Belper, Derbyshire DE56 2BA  
£330,000 - Freehold



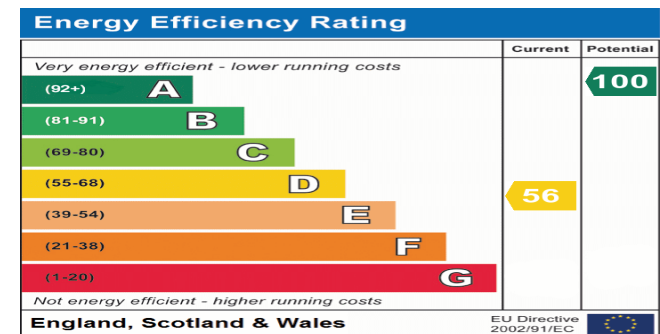


## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this spacious and characterful detached three-bedroom cottage, situated in the highly regarded village of Heage, conveniently located close to Belper. The property offers a well-planned layout and a blend of traditional charm with modern touches. The accommodation briefly comprises: entrance hallway, dining room, fitted kitchen, rear hallway/utility area, guest cloakroom/WC, and a generous living room. To the first floor, a central landing provides access to three well-proportioned bedrooms and a superbly appointed, large family bathroom. Externally, the property occupies a generous sloping plot, featuring terraced and landscaped low-maintenance gardens — ideal for enjoying the outdoors with minimal upkeep. We believe this home would ideally suit families with older children or couples seeking character, space, and a desirable village location.

## POINTS OF INTEREST

- Charming Detached Cottage
- 3 Double Bedrooms & 2 Reception Rooms
- Superb Family Bathroom
- Sloping Rear Garden With Views
- x2 Driveways
- Sought After Village Location
- Character & Charm Throughout
- Original Features
- Viewing An Absolute Must
- Council Tax Band C



<div>  <p><b>Ground Floor</b></p> </div>	<div>  <div>           DERBYSHIRE            PROPERTIES            SALES   LETTINGS   HOLIDAY LETS         </div> </div> <div> <p><b>Approximate total area<sup>(1)</sup></b></p> <p>93.5 m<sup>2</sup></p> <p>1006 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>0.4 m<sup>2</sup></p> <p>4 ft<sup>2</sup></p> </div>
<div>  <p><b>Floor 1</b></p> </div>	<div> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p> </div>