

Chestnut House, Brook Street, Heage, Belper, Derbyshire. DE56
2AG

£250,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties is pleased to offer for sale this well-presented modern semi-detached townhouse located in the village of Heage.

The property briefly comprises an entrance hallway, a downstairs storeroom (which has the potential to be converted into a WC), a kitchen, and a lounge dining room. On the first floor, a landing provides access to two double bedrooms and a bathroom. A secondary staircase leads to the second floor, which features a master bedroom with an ensuite bathroom.

Outside, the property includes allocated parking at the rear and a landscaped, low-maintenance rear garden that offers picturesque countryside views. We believe this property will ideally suit first-time buyers and young families, and we strongly recommend scheduling a viewing for inspection.

FEATURES

- Modern Semi Detached Townhouse
- Popular Village Location
- Three Bedrooms - Master with En-Suite
- Low Maintenance Rear Garden
- Open Views To The Rear Aspect
- Ideal First Home
- Sought After Village Location
- COUNCIL TAX BAND B
- Underfloor heating



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite door from the front elevation into the spacious light and airy entrance hallway with tiled floor covering. Staircase to the first floor landing, wall mounted radiator and internal doors accessing all downstairs rooms.

Storeroom (Former WC)

With tiled floor covering and double glazed window to the side elevation. Underfloor heating.

Kitchen

11' 4" x 6' 1" (3.45m x 1.85m) Mainly comprising of a range of wall and base mounted shaker units with roll-top worksurfaces incorporating a single stainless steel sink drain unit with mixer taps and complimentary splashback tiling. Under counter space and plumbing for washing machine, integrated electric oven, 4 ring gas hob with stainless steel extractor canopy and splashback. Under cupboard lighting, tiled floor covering, wall mounted radiator, spot lighting, space for fridge/freezer and double glazed window to the front elevation. Underfloor heating.

Living Room

15' 2" x 12' 10" (4.62m x 3.91m) Located to the rear of the property with double glazed French doors and adjoining windows leading out onto the rear garden. wood effect Amtico flooring, wall mounted radiators, TV point and useful under stairs storage cupboard.

First Floor

Landing

Accessed from the main entrance hallway with double glazed window to the side elevation, wall mounted radiator and second staircase to second floor.

Bedroom Three

12' 9" x 10' 7" (3.89m x 3.23m) With double glazed window to the rear elevation offering superb elevated views over countryside, wall mounted radiator and shelving.

Bedroom Two

12' 10" x 9' 0" (3.91m x 2.74m) Double glazed windows to the front elevation, wall mounted radiator.

Bathroom

6' 8" x 5' 9" (2.03m x 1.75m) Comprising of a three-piece white suite to include WC, pedestal wash handbasin and panelled bath. Wall mounted electric shower and attachment over with complementary glass shower screen. Part tiling into walls, tiled floor covering, wall mounted chrome heater towel rail and spotlighting to ceiling. Underfloor heating.

Second Floor

Landing

Accessed via the first floor landing with window to the side elevation and internal door leading to:-

Bedroom One

13' 5" x 9' 4" (4.09m x 2.84m) This large master bedroom is located on the second floor and benefits from a double glazed dormer window to the rear elevation, offering superb countryside views. Wall mounted radiator, TV point, space for wardrobes and ceiling mounted loft access point.

En-Suite

9' 4" x 4' 4" (2.84m x 1.32m) Comprising of a three-piece modern shower suite to include WC, pedestal wash hand basin and shower enclosure with mains fed shower and attachment over. Part tiling to walls, Velux window to the front elevation, spotlighting, wall mounted chrome heated towel rail and tiled floor covering. Underfloor heating

Outside

To the front elevation is a paved pathway with slate covered flower bed and gated access to the side elevation. The rear garden has been professionally landscaped for low maintenance and offers a large Indian sandstone entertaining Terrace enclosed by timber fence boundaries. Gated access to the rear elevation and wall mounted lighting.

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

