

Ripley Road, Heage, Belper, Derbyshire. DE56 2HU

£775,000 Freehold

FOR SALE



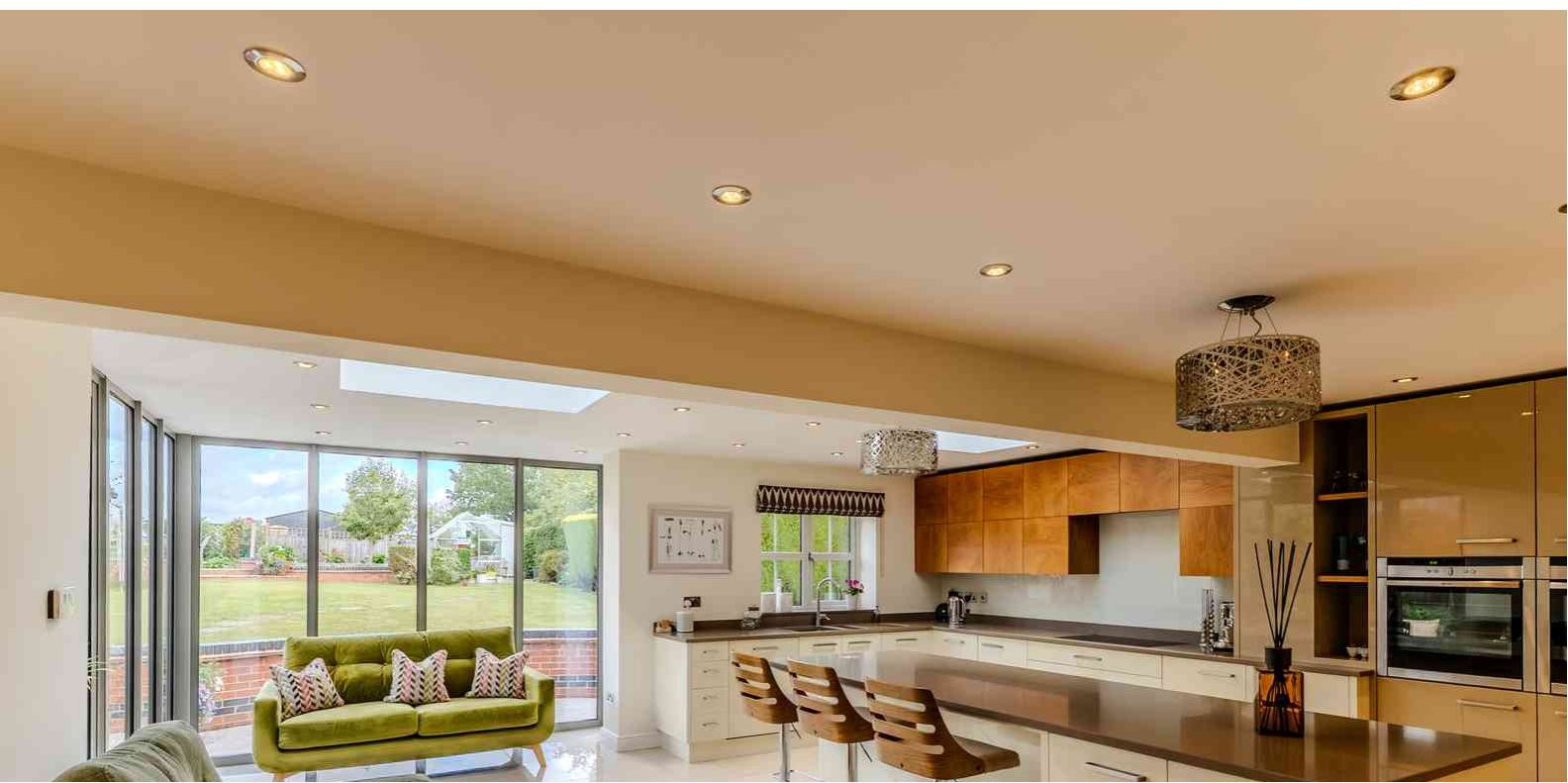
**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this truly magnificent and extended executive detached family home, located in the highly sought-after village of Heage. The current owners have carefully enhanced the property over a number of years, creating light, airy, and contemporary living spaces throughout, complemented by quality fixtures and fittings. Situated on a substantial plot, the home boasts a large frontage and a double detached garage. To the rear, a beautifully landscaped garden offers a serene setting, whilst enjoying stunning views over rolling countryside. Internally, the property is finished to a high specification, featuring premium fixtures and high-end appliances. Ideal for families, this exceptional home must be viewed internally to fully appreciate its size, quality, and the lifestyle it affords. Early viewing is strongly recommended to avoid missing out

## FEATURES

- Superior Executive Detached House
- High Quality Fixtures & Fittings Throughout
- Large Plot With Landscaped Gardens (With Views)
- Driveway & Double Detached Garage
- Magnificent Family Bathrooms & En-Suites
- Internal Viewings Are Absolutely Essential !
- Ideal Family Property
- Highly Regarded Village Location
- COUNCIL TAX BAND E



# ROOM DESCRIPTIONS

## Entrance Porch

Entered via a composite door from the front elevation, the hallway features a tiled floor and an internal door with inset glazed panels, leading to a light and airy...

## Reception Hallway

With the continuation of the porcelain tiles from the entrance porch, this creates a light and airy reception space. A staircase, fitted with a designer carpet runner, leads to the first-floor landing. Under-stairs bespoke storage cupboards provide practical functionality, while a wall-mounted radiator, spotlights, and ceiling coving add style and comfort. Internal doors offer access to both the living room and the open-plan living kitchen.

## Guest WC

Featuring a wall-mounted toilet with concealed flush, a wall-mounted vanity sink, half-tiled walls, and a tiled floor for a sleek and modern finish.

## Living Room

With solid wood flooring, decorative ceiling coving, wall-mounted radiators, and a TV point. A double-glazed bay window to the front elevation floods the room with natural light, complemented by decorative wall lighting. The focal point is a stunning log burner set beneath an exposed timber lintel on a raised hearth. Bespoke internal doors provide access to:-

## Dining Room

With the continuation of the solid wood flooring from the lounge, this room features a wall-mounted radiator, decorative ceiling coving, wall lighting, and double-glazed sliding patio doors to the rear, providing access onto the terrace.

## TV Room/Snug

Featuring a solid floor covering, integrated surround sound speakers, and a bespoke media cabinet crafted by Osborne of Ilkeston. Equipped with a modern Vaillant boiler (installed in 2024) and Nest thermostat control. The room also benefits from double-glazed windows to the front elevation, a TV point, and wall-mounted radiators.

## Stunning Beautiful Open Plan Living Kitchen

This truly stunning kitchen has been custom designed by Osborne of Ilkeston. The kitchen showcases a striking combination of walnut veneer wall units and American high-gloss base units with maple drawer boxes. Integrated appliances include double Neff ovens, a Neff fridge/freezer with water dispenser, a waste disposal sink unit, Neff induction hob with Elica extractor, hose tap, Miele dishwasher, and underfloor heating set into the tiled floor.

Light and airy throughout, the room is enhanced by a spectacular corner door area with French doors opening out to the garden, remote controlled Velux windows with rain sensors, spotighting, and an additional rear window. A superb central island provides seating for three and serves as the focal point of the space, complemented by TV point and bespoke shelving.

Internal doors lead to the utility room, which continues the kitchen's wall and base units and incorporates a single stainless-steel sink with feature hose tap, under-counter space with plumbing for washing machine and tumble dryer, and a useful floor-to-ceiling storage cupboard. Porcelain tiles continue in this space, along with a double-glazed window and door to the side elevation.

## First Floor

## Galleried Landing

Accessed via the reception hall, this beautiful gallery landing features a double-glazed window to the side elevation, a wall-mounted radiator, and a ceiling-mounted loft access point.

## Master Suite

Located to the rear of the property and enjoying views of the garden and rolling countryside beyond through a double-glazed window, this magnificent master bedroom suite features a wall-mounted radiator, TV point, and a separate dressing area with a walk-in wardrobe and seating area.

## Magnificent En-Suite

(Custom made by Osborne of Ilkeston) This magnificent addition to the master suite is a truly stunning ensuite shower room. It features a WC, a large bespoke vanity unit with his-and-her sinks, and a wet-room-style shower with both a mains-fed shower and hand attachment, complemented by a glass shower screen. The walls and flooring are finished in Porcelanosa tiles with Devi underfloor heating. Additional features include a wall-mounted chrome heated towel rail, ceiling spotlights, a double-glazed window to the rear elevation, and an extractor fan.

## Bedroom 2

Featuring a double-glazed window to the rear elevation, this room enjoys views over the rear garden and the countryside beyond. A wall-mounted radiator and TV point are complemented by beautiful bespoke wardrobes, offering ample storage and hanging space. An internal door provides access to:

## Beautiful En-Suite

This elegant shower suite features an encased WC, a bespoke vanity unit, and a wet room-style shower enclosure with main-fed shower and attachment, complemented by a sleek glass shower screen. The suite is finished with Porcelanosa tiles, integrated Sonos speakers, and Devi underfloor heating, alongside a Geberit cistern. Additional features include ceiling spotlights, a wall-mounted chrome heated towel rail, and a double-glazed obscured window to the rear aspect.

## Bedroom 3

(Currently used as a study) this versatile room features a double-glazed window to the front elevation, a wall-mounted double radiator, built-in shelving, and ample space for bedroom furniture.

## Bedroom 4

With double glazed window to the front elevation, wall mounted radiator and fitted double wardrobes provide useful storage and hanging space.

## Stunning Family Bathroom

Complementing the two en suites is a truly stunning bespoke bathroom, custom-made by Osborne of Ilkeston. Designed with the elegance of a boutique hotel or spa, the suite comprises an encased WC, a bespoke vanity unit with counter-top oval sink and integrated taps, and a large oval bathtub with freestanding taps and shower attachment, which serves as the focal point of the room. Floor-to-ceiling Porcelanosa tiles, combined with a contrasting backdrop, creates a serene and luxurious atmosphere. The bathroom also features underfloor heating, a floor-to-ceiling linen storage cupboard, wall-mounted chrome heated towel rails, ceiling spotlights, extractor fans, and a double-glazed obscured window.

## Outside

The front of the property is walled and gated from the street, featuring a large tarmac driveway that provides parking for numerous vehicles. There also a substantial brick-built detached double garage, featuring a Hormann electrically operated up-and-over door and a wall-mounted Pod Point EV charging station. Located to the rear of the garage is a useful log store.

The garden is predominantly laid to lawn, complemented by well-tended flowerbeds and borders with mature planting along the boundaries. The beautifully landscaped rear garden features a curved entertaining terrace with granite tiles, with steps leading up to a spacious lawn large enough for the whole family. Conifer screening on both sides provides a high degree of privacy.

Further steps lead to a secluded seating area with a paved circular patio, set alongside a wildlife pond, with well-maintained herbaceous borders and timber fence boundaries. A separate area provides a boundary to a vegetable planting section, complete with raised beds, a greenhouse, and paved pathways.

The garden enjoys stunning views over rolling countryside from the rear elevation and is fitted with external lighting and two outdoor taps.



FLOORPLAN & EPC

