







Church Street, Heage, Belper, Derbyshire DE56 2BG  
£260,000 -

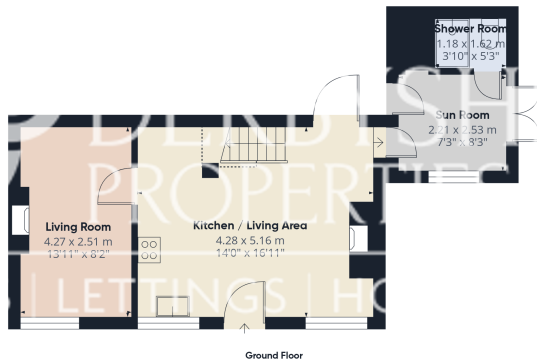


## PROPERTY DESCRIPTION

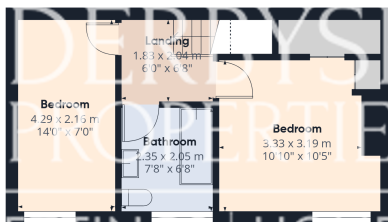
Derbyshire Properties are delighted to present for sale this spacious two-bedroom, two-bathroom cottage, located in the popular village of Heage. The property offers well-presented accommodation throughout and briefly comprises: a snug/study, a modern ground floor shower room, and a superb open-plan kitchen and living area, perfect for everyday living and entertaining. To the first floor, a landing provides access to two generously sized bedrooms and a spacious three-piece bathroom suite. Externally, the property benefits from landscaped gardens to the side elevation, designed for ease of maintenance and offering a high degree of privacy. We believe this charming cottage will ideally suit couples or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

## POINTS OF INTEREST

- Charming Character Cottage
- 2 Bedrooms & 2 Bathrooms
- Superb Open Plan Dining Kitchen & Living Area
- Snug/Study
- Sought After Village Location
- Character Throughout
- Low Maintenance Courtyard Garden
- Ideal Downsize
- Council Tax B



Ground Floor



Floor 1

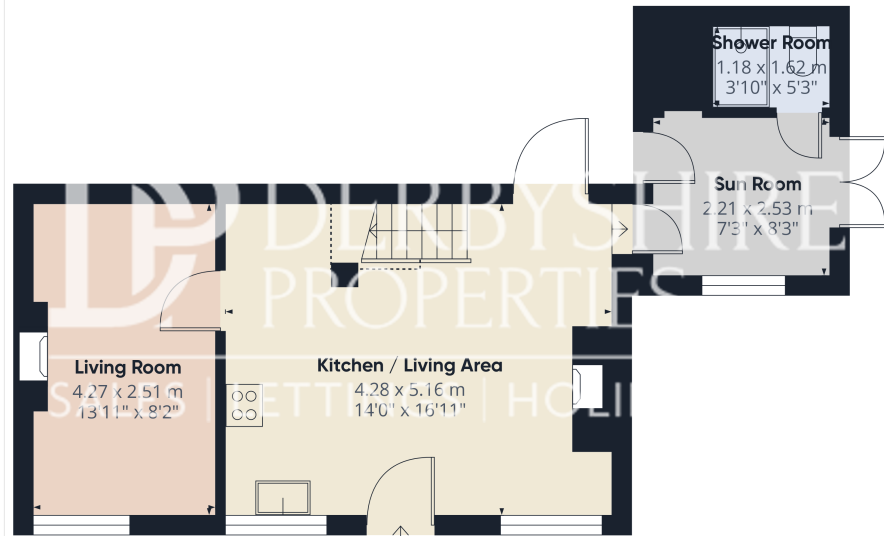
Approximate total area<sup>(1)</sup>  
70.8 m<sup>2</sup>  
761 ft<sup>2</sup>  
Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Approximate total area<sup>(1)</sup>  
40.2 m<sup>2</sup>  
432 ft<sup>2</sup>  
Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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