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7 SLACK LANE, NETHER HEAGE, BELPER, DERBYSHIRE
. DE56 2JU

£450,000
Freehold

ABOUT THE PROPERTY

Derbyshire Properties is delighted to present for sale this charming period detached property located in a highly sought-after village. The home features a perfect blend of character and modern amenities, including a stylish kitchen and bathrooms that enhance its appeal.

The property briefly comprises an entrance hall, sitting room, kitchen, dining room, utility room, inner hallway, shower room, and living room. On the first floor, a spacious galleried landing provides access to three spacious double bedrooms and a bathroom.

Externally, there is a cottage-style garden with parking and superb views of Heage Windmill. We believe this property will attract significant interest, so an immediate internal inspection is recommended to avoid missing out.

Energy Efficiency Rating

Very energy efficient - lower running costs

A

(92+)

B

(81-91)

C

(69-80)

D

(55-68)

E

(39-54)

F

(21-38)

G

(1-20)

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

FEATURES

- Charming Detached Cottage
- 3 Spacious Double Bedrooms & 2 Reception Rooms
- Sought After Village Location
- Charm & Character Throughout
- Beautiful Open Plan Kitchen/Diner
- Period Style Bathroom

- Galleried Landing
- English Country Garden
- Ideal Family Purchase
- COUNCIL TAX BAND D
- Superb Views Of Heage Windmill

	Current	Potential
		80
	61	

Entrance

Entered via hardwood door from the front elevation, wall mounted coat hooks, solid wood floor covering, wall mounted double radiator and carpeted staircase to the first floor galleried landing.

Sitting Room/Snug

With the continuation of the wood floor covering from the entrance, wall mounted double radiator, double glazed mock sash window to the front elevation and TV point. The feature focal point of the room is a large exposed brick chimney breast with inset cast-iron log burning stove, exposed timber lintel over and raised stone hearth.

Kitchen

This beautifully fitted bespoke kitchen comprises of a range of wall and base mounted units with granite worksurface incorporating a moulded sink drainer with mixer taps. A number of integrated appliances include induction hob with modern extractor canopy over, double oven, fridge/freezer and dishwasher. Double glazed window to the front elevation, wall mounted period style radiator, wood floor covering, wall lighting, and spotlighting.

Dining Area

With the continuation of the floor covering from the kitchen area. This spacious light and airy dining space with double glaze French doors to the rear elevation, spotlights to ceiling, wall mounted period style radiator, additional door to the side elevation and a beautiful bespoke curved floor to ceiling larder cupboard provides additional storage.

Inner Lobby

With the continuation of the wood floor covering from the dining area the inner lobby provides even more storage with a useful floor to ceiling larder cupboard and under stairs storage cupboard.

Utility Room

With a double glazed obscured window to side elevation, under counter with space and plumbing for washing machine and dryer, tiled floor covering and internal oak door leading to:-

Shower Room/WC

Comprising of a low-level WC, pedestal wash hand basin, tiled splashback's and large shower enclosure with main fed shower and attachment over. Tiled floor covering, wall mounted chrome heated towel rail, double glazed obscured window, spotlighting and wall mounted extractor fan.

Living Room

Located to the rear of the property is this large living room that provides space for all the family and has double glazed windows to the rear elevation. Exposed beam to ceiling, spot lighting, TV point and wall mounted period style radiator.

First Floor

Galleried landing

Accessed via the main entrance with double glazed windows to the front, side and rear elevations, wall mounted radiator with decorative cover, loft access point, bespoke bookcase and internal oak doors provide access to all bedrooms and bathroom.

Bedroom 1