



DERBYSHIRE



**Cookfield, Heage, Belper, Derbyshire DE56 2TF**  
**£285,000 - Freehold**

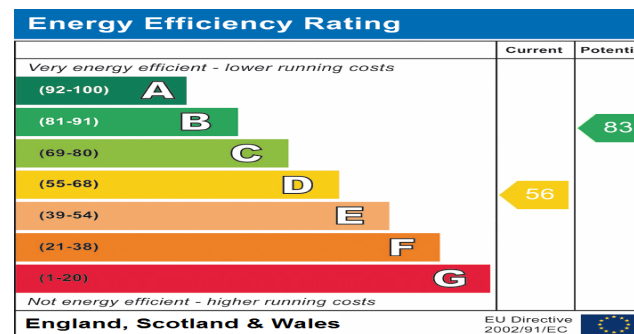


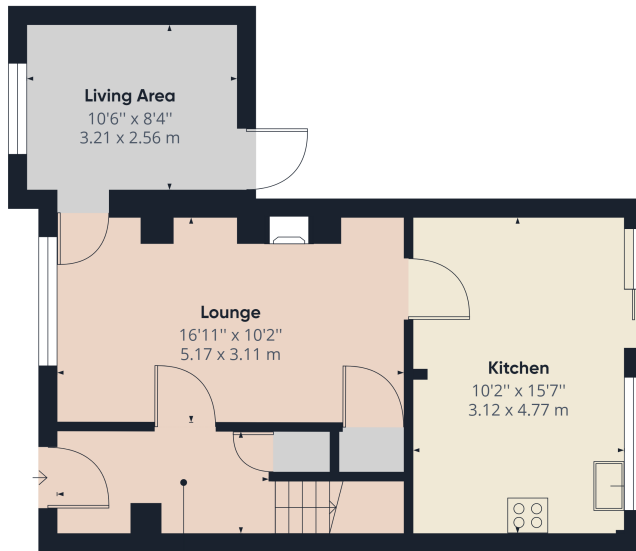
## PROPERTY DESCRIPTION

Offered with no chain is this extended well proportioned three-bedroom detached family home located in a quiet residential area. The property has been supplemented by gas central heating and double glazing and offers spacious downstairs living. Internally the property comprises of a spacious entrance hallway, lounge, snug and kitchen/dining room. To the first floor there are three bedrooms and bathroom. Outside the property benefits from numerous parking spaces, detached garage and private enclosed rear garden. We feel that the property would ideally suit small families or even first time buyers and an early internal inspection should be undertaken.

## POINTS OF INTEREST

- Extended Detached Family Home
- 3 Bedroom, 2 Reception Rooms
- Driveway & Garage
- No Chain, Viewing Essential
- Kitchen/Diner
- Sought After Village Location
- Private Garden
- Ideal Family Purchase
- COUNCIL TAX BAND C





Ground Floor

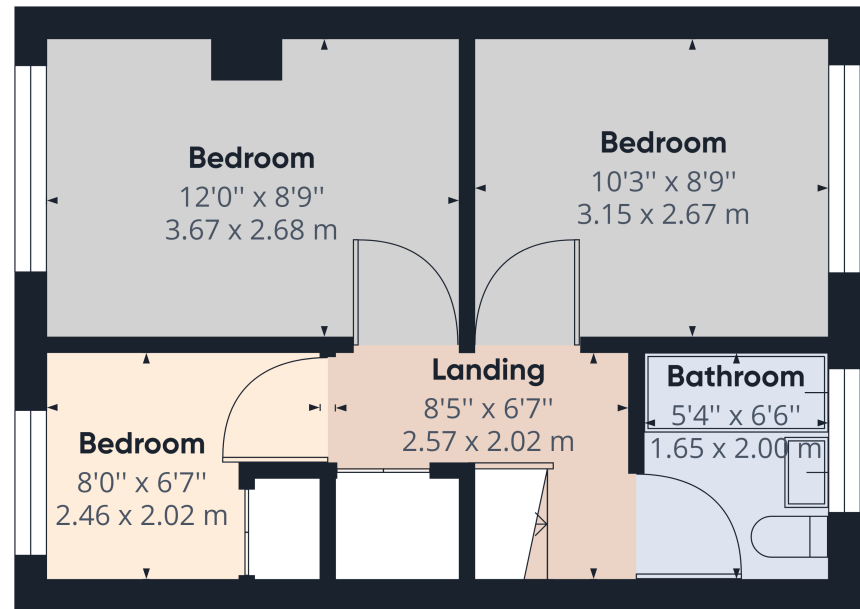


Approximate total area<sup>(1)</sup>  
511.41 ft<sup>2</sup>  
47.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area<sup>(1)</sup>  
315.09 ft<sup>2</sup>  
29.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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