



£425,000

Slack Lane, Belper DE56 2JU

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Charming Detached Cottage
- Three / Four Bedrooms
- 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

Property Description

*****GUIDE PRICE £425,000 - £450,000 ***** An opportunity to acquire this charming period detached cottage located in the highly regarded village of Nether Heage, close to Belper.

Main Particulars

*****GUIDE PRICE £425,000 - £450,000 *****

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 (which can be used as a bedroom with adjacent shower 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.

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 TVpoint. 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

Double glazed window to the rear elevation providing elevated views across open countryside. Wall mounted double radiator TV point and range of fitted wardrobes that provide useful storage and hanging space.

Bedroom 2

With double glazed window to the front elevation, wall mounted double radiator and space for bedroom furniture.

Bedroom 3

Double glazed window to the front elevation, wall mounted double radiator and useful shelving located within the chimney recesses.

Bathroom

Comprising of a beautifully designed period bathroom suite to include a WC with 'Pull Flush', pedestal wash hand basin and freestanding clawfoot bath with main fed, shower and attachment over and complementary shower screen. Heritage tiling to walls, double glazed obscured window, spotlights and extractor fan ceiling, tiled floor covering with under floor heating and wall mounted period heated towel rail.

Outside

The front garden is raised to the street with stone walling frontage, central steps leading to the front elevation divides to areas of planting all providing stunning views of the Heage Windmill. The side elevation is a paved driveway that provides parking for two vehicles and gated access leads to the rear garden.

The rear garden offers a shaped paved patio ideal for outside entertaining and an area of lawn with winding paved pathway, hedge boundaries, timber garden and shed and a range of flowerbeds and stopped borderers.

Disclaimer

. 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.

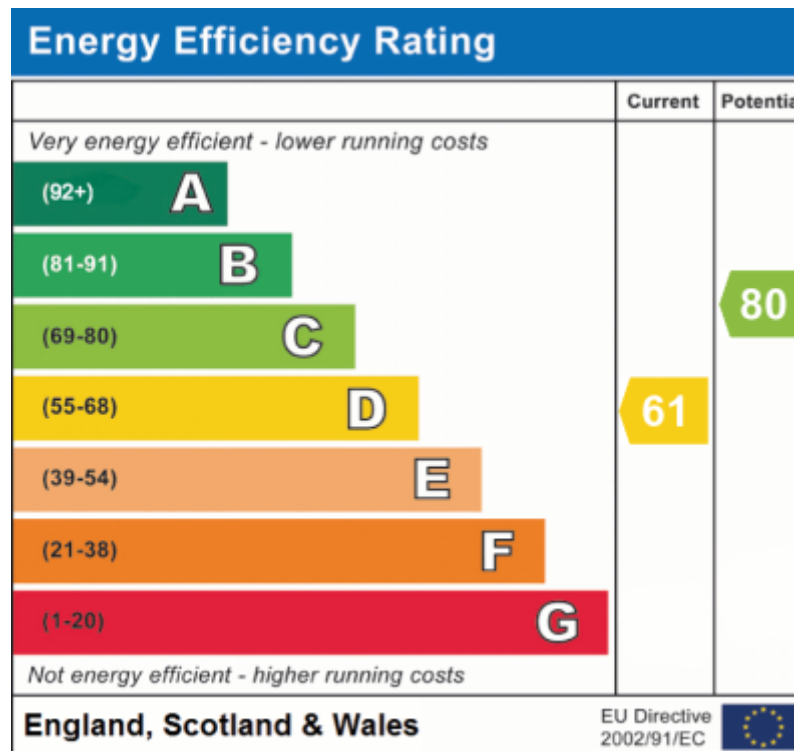
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com