



£475,000

Brook Street, Belper DE56 2AG

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- \*\*\*GUIDE PRICE  
£475,000-£500,000\*\*\*
- Extended Period  
Detached Family Home
- 4 Bedrooms & 2  
Bathrooms
- Spacious & Versatile  
Living Accommodation  
Throughout
- Stunning Landscaped  
Gardens
- Parking To Rear
- Sought After Village  
Location
- Outbuildings
- View Essential
- Council Tax Band B

## Property Description

\*\*\*Guide Price £475,000 - £500,000\*\*\* An opportunity to acquire this superbly extended four-bedroom detached family home, located in the popular village of Heage.

## Main Particulars

Derbyshire Properties are delighted to present for sale this significantly extended period detached family home, occupying a popular village location. Beautifully presented throughout, the property offers spacious and versatile living accommodation comprising:- entrance hall, sitting room, extended kitchen/dining room, extended lounge and attached outbuildings incorporating a WC and useful store room. To the first floor, a galleried landing provides access to four bedrooms, family bathroom and en-suite shower room serving the principal bedroom. The property occupies a beautifully landscaped plot with generous rear gardens and off-road parking accessed from the rear, providing space for multiple vehicles or caravan storage. An early internal inspection is highly recommended to appreciate the size and quality of accommodation on offer.

### Entrance Hall

Entered via a UPVC door with adjoining window to the front elevation into this light and airy reception space. Having solid wood flooring, wall mounted radiator, carpeted staircase to the first floor landing and internal door leading to:-

### Sitting Room

Having three double glazed windows to the front elevation, wall mounted radiator and TV point. The focal point of the room is a cast-iron feature fireplace with tiled hearth.

### Extended Kitchen/Diner

#### Dining Area

Having tiled flooring, wall mounted radiator, spotlights to ceiling and shelving set within the chimney recess. Central to the room is a dual-aspect cast-iron log-burning stove serving both the kitchen/dining room and lounge.

#### Kitchen Area

With continuation of the tiled flooring from the dining area. The kitchen comprises a range of wall and base mounted matching units with rolled edge work surfaces incorporating a modern sink drainer unit with mixer taps and tiled splashback areas. There is undercounter space and plumbing for a washing machine, useful floor-to-ceiling larder cupboard, integrated electric oven, five-ring gas hob with stainless steel extractor canopy over, under-unit lighting and space for an American-style fridge freezer. Spotlights to ceiling and door with adjoining window to the rear elevation providing access onto the rear garden. Internal door leading to:-

### Extended Living Room (Plus Bay)

Having solid wood flooring, double glazed window to the front elevation, TV point and dual-aspect log-burning stove. Double glazed French doors with adjoining windows to the rear elevation provide access onto the external entertaining terrace.

### First Floor

## Landing

Accessed via the main entrance hallway with internal doors providing access to all four bedrooms and family bathroom.

## Bedroom 1

Located to the rear of the property and forming a spacious principal suite with two double glazed windows overlooking the rear garden, wall mounted radiator and ample space for freestanding furniture.

## En-Suite

Comprising a three-piece white suite incorporating low-level WC, pedestal wash hand basin and large shower enclosure with mains-fed shower and attachment over. Part tiled walls, vinyl flooring, spotlights and extractor fan to ceiling.

## Bedroom 2

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

## Bedroom 3

Having two double glazed window to the rear elevation, wall mounted radiator, stripped floorboards and TV point.

## Bedroom 4

Currently utilised as a nursery with double glazed window to the front elevation and wall mounted radiator and TV point.,

## Family Bathroom

Comprising a three-piece suite incorporating low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower and attachment over with complementary glass shower screen. Part tiled walls, vinyl flooring, chrome heated towel rail, double glazed obscure window, spotlights and extractor fan to ceiling.

## Outside

The front elevation is enclosed by wall boundaries with two gated access points. The beautifully landscaped frontage has been designed for low maintenance and benefits from mature trees and hedgerow boundaries providing privacy from neighbouring properties and the road.

To the rear elevation is a large Indian sandstone entertaining terrace with bamboo screening from neighbouring properties. Attached to the property are two brick-built outbuildings with light and power, one incorporating an outside WC.

Beyond the terrace is a generous lawned garden with beautifully stocked flower beds and borders, dry stone walling, greenhouse and timber shed. To the foot of the garden are large timber gates leading to a substantial parking area providing off-road parking for approximately two vehicles or caravan storage. Adjacent is a further timber storage shed offering secure motorbike storage.

## Disclaimer

1. 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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