



£310,000

Schoolhouse Hill, Belper DE56 2BB

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Family Home
- Beautiful Elevated Location With Views
- 3 Bedrooms & 2 Reception Rooms
- Superb Landscaped Gardens
- Highly Desirable Village Location
- No Chain
- In Need Of Some Refurbishment
- View Essential
- Double Detached Garage

Property Description

***** NO CHAIN ***** An excellent opportunity to acquire this spacious three-bedroom detached family home, occupying an elevated position with far-reaching views across the sought-after village of Heage.

Main Particulars

Derbyshire Properties are delighted to offer for sale this spacious three-bedroom detached family home, occupying a generous plot in the ever-popular village of Heage. Requiring a degree of cosmetic modernisation, the property offers excellent potential to extend (subject to the necessary planning consents), making it an ideal purchase for growing families, first-time buyers and those looking to create their forever home. The accommodation briefly comprises an entrance hallway, spacious living room, separate dining room, breakfast room, fitted kitchen, side entrance porch with useful storage area, and a utility room incorporating a WC. To the first floor, a generous landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys beautifully maintained gardens, a detached double garage and stunning elevated views towards Heage Windmill and the surrounding Derbyshire countryside.

Main Entrance Hallway

Entered via a UPVC front entrance door with feature arched double-glazed side window, the welcoming hallway benefits from a radiator and staircase rising to the first-floor landing.

Living Room

A bright and spacious reception room featuring a bay window to the front elevation fitted with bespoke shutters, two radiators (one with decorative cover), TV point and decorative coving.

Dining Room

A well-proportioned formal dining room with double-glazed window to the front elevation, radiator, decorative wall lighting, wood flooring and a useful understairs storage cupboard. An internal doorway leads into the breakfast room.

Breakfast Area

A charming additional reception space featuring tiled flooring, exposed painted ceiling beams, radiator and an attractive stone fireplace, creating an ideal everyday dining area.

Kitchen Area

Fitted with a range of wall and base units incorporating roll-edge work surfaces and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a double electric oven and four-ring gas hob with extractor hood over. There is under-counter space for a dishwasher and fridge, decorative coving, tiled flooring continued from the breakfast room, feature archway and a double-glazed window to the side elevation.

Side Entrance Hall & Storage Area

Accessed via a hardwood stable door, this useful entrance porch benefits from a tiled floor, pitched glazed roof allowing excellent natural light, and internal access to both the breakfast room and utility room.

Utility Room / Cloakroom

Fitted with work surfaces providing space and plumbing for both a washing machine and tumble dryer. Also incorporating a low-level WC and wash hand basin, tiled flooring, part-tiled walls, power and lighting, together with obscured double-glazed windows to the side elevation.

First Floor

Landing

Providing access to all three bedrooms, the family bathroom, storage cupboard and loft hatch.

Bedroom 1

A generous double bedroom with double-glazed window to the front elevation enjoying elevated views across the village and surrounding countryside. Features include decorative coving, radiator, built-in over-stairs storage cupboard and additional storage recess.

Bedroom 2

A further spacious double bedroom with double-glazed window to the front elevation, radiator, TV point and ample space for freestanding bedroom furniture.

Bedroom 3

A good-sized third bedroom featuring a charming bay window to the side elevation with bespoke fitted window seat.

Bathroom

Appointed with a three-piece white suite comprising a panelled bath with mains-fed shower over, pedestal wash hand basin and low-level WC. Finished with fully tiled walls, Vinyl flooring, heated towel radiator and an obscured double-glazed window to the side elevation.

Outside

Occupying a substantial plot, the property is surrounded by mature gardens, established hedgerows and attractive trees, providing a high degree of privacy.

To the front is a detached double garage with power, lighting and up-and-over door. A pathway from the roadside leads to the entrance and divides the attractive front gardens.

To the left-hand side is an elevated lawn bordered by mature flower beds and hedging, whilst the principal garden is situated to the right-hand side of the property, where a large paved terrace enjoys delightful views towards Heage Windmill and the surrounding open countryside. A feature pergola provides an ideal seating and entertaining area, making the most of the property's enviable elevated position.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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