Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Nether Lea, 21 Shop Lane, Nether Heage, Belper, DE56 2AR

£395,000

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An attractive double fronted detached family home offering four bedroom character accommodation with extended three reception rooms and open plan living dining kitchen. Having mature gardens and ample car parking. Located in this semi-rural village location close to Belper, open countryside and views of the Windmill. Viewing is strongly recommended.







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£395,000





Offered for sale with immediate vacant possession and no chain. The sale of this attractive property should be of particular interest to the growing family looking a generously proportioned property.

The property is very well presented throughout and includes gas central heating, UPVC double glazing including sash windows to the front and underfloor heating where stated. The impressive full accommodation comprises, an entrance hallway, two separate front reception rooms, open plan living dining kitchen, utility room, garden room and a ground floor shower room off.

To the first floor there are four well-proportioned bedrooms, home office, family bathroom and a separate shower room.

Externally, the property has a wide frontage with a block paved driveway providing ample off road parking and pathways to either side. A storm canopy covers the central entrance door. The generous rear garden is particularly well stocked with a variety of mature plants, shrubs and trees, also with a paved patio, pergola lawns and side shed.

Nether Heage is an attractive semi-rural village with good access into Belper and Ripley town centres where there are comprehensive shopping facilities and amenities. Locally there is a primary school, popular public houses, petrol station, cafe and beautiful countryside walks. There is also a useful rail link in Ambergate. Derby city centre and the A38 linking to the M1 are within easy reach.

ACCOMMODATION

Entering the property beneath a covered storm canopy into:

HALLWAY

Timber and glazed front door, period style tiled floor work underfloor heating, stairs lead to the first floor with useful cupboard beneath.

SITTING ROOM

12' x 10'9 (3.66m x 3.28m)

A separate reception accessed from the hallway with twin UPVC double glazed sash windows to the front elevation, media connections, radiator.

DINING ROOM

A further separate reception room also accessed from the hallway with twin UPVC double glazed sash windows, gas fire, media connections, radiator.

LIVING DINING KITCHEN

19'4 x 11'10 overall measurements (5.89m x 3.61m overall measurements)

A large open plan family space featuring a log effect gas fire recessed into a brick revealed chimney breast with twin UPVC double glazed windows in the alcoves, additional rear window and French doors into a garden

room, media connections, pantry cupboard, two radiators.

KITCHEN
12' x 11'10 (3.66m x 3.61m)
Appointed with an extensive kitchen range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, composite sink and drainer, range style cooker with three ovens, warming drawer, five gas burners and hot plate with a matching extractor fan over, space for an upright fridge-freezer, attractive stone-effect tiled floor, UPVC double glazed window, inset ceiling spotlights, chrome towel radiator.

UTILITY ROOM
8'3 x 4'7 (2.51m x 1.40m)
With a further range of fitted wall and base units with matching cupboard fronts, laminate work surfaces, stainless steel sink and drainer, plumbing for a washing machine, wall mounted Worcester combination boiler providing domestic hot water and gas central heating, tiled floor, Velux window and UPVC glazed door to the rear.

GARDEN ROOM
14' x 8'3 (4.27m x 2.51m)
A pleasant room overlooking the garden with UPVC double glazed windows and French doors, attractive tiled floor with underfloor heating, additional radiators, access into:

GROUND FLOOR SHOWER ROOM
8' x 4'7 (2.44m x 1.40m)
Appointed with a quality suite comprising a low-profile shower enclosure with a glazed screen door, mains overhead shower with additional regular showerhead, wash hand basin sat on a store unit, low-level WC with concealed cistern, attractive tiled floor and wall panelling, UPVC double glazed window, extractor fan and chrome towel radiator.

FIRST FLOOR LANDING
With attractive handrail and balustrade, loft access, independent access to all first floor rooms.

BEDROOM ONE
12' x 11'10 (3.66m x 3.61m)
A spacious double bedroom with a rear facing






UPVC double glazed window, chimney breast and alcoves, radiator.

BEDROOM TWO

12' x 11'1 (3.66m x 3.38m)

A further spacious double bedroom having twin front facing UPVC double glazed sash windows with a distant view of Heage Windmill, chimney breast and alcoves, radiator.

BEDROOM THREE

12'1 x 10'9 (3.68m x 3.28m)

Double bedroom three with laminate flooring, twin front facing UPVC double glazed sash windows, radiator.

BEDROOM FOUR

11'10 x 6'6 (3.61m x 1.98m)

A generous fourth bedroom having a rear facing UPVC double glazed window, laminate flooring, wall cabinet, radiator.

BEDROOM FIVE

7' x 6'3 (2.13m x 1.91m)

Positioned at the centre of the front of the house with a UPVC double glazed sash window, this is an ideal nursery or study, radiator.

BATHROOM

Appointed with a three piece period-style suite comprising a panelled bath with a mains chrome shower over and additional handheld shower, glazed screen, deep wash hand basin and low-level WC, tiled floor and walls, UPVC double glazed window, inset ceiling spotlights, chrome towel radiator.

SHOWER ROOM

7'11 x 5'1 (2.41m x 1.55m)

Appointed with a three-piece suite comprising a quadrant shower enclosure with mains chrome shower and bi-folding screen doors, wash hand basin sat on a vanity unit, low-level WC, tiled floor and walls to splash areas, sun tunnel, extractor fan and chrome towel radiator.

OUTSIDE

Externally, the property has a wide frontage with a block paved driveway and pathways









to either side. A storm canopy covers the central front door.

The generous rear garden is particularly well stocked with a variety of mature plants, shrubs and trees, also with a paved patio, pergola lawns and side shed.









Road Map



Hybrid Map



Terrain Map



Floor Plan

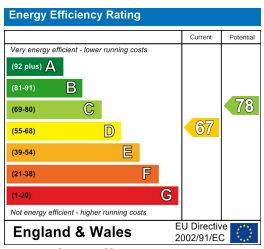


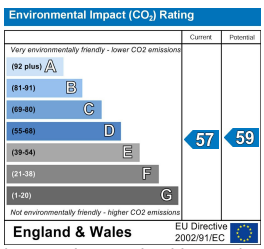
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Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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