

Home 2 Sell

Quality Service For Less



## 10 Windmill View

Heage, DE56 2TG

Offers Around £275,000



NO UPWARD CHAIN. Occupying this popular and convenient location is this three bedroomed detached residence set on a generous plot, which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and well presented family home. Supplemented by PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Entrance Porch, Lounge with feature fireplace, dining room and fitted kitchen. To the first floor landing three well proportioned bedrooms and a family bathroom. Outside to the front a fore garden with lawn and adjacent driveway providing ample off road parking and leading to the detached single garage. A special feature of the sale is the delightful south facing, rear garden which enjoys a most pleasant aspect having a patio immediately to the rear giving way to a manicured lawn with well stocked established borders, further patio terrace and timber garden shed. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a PVCu door having glazed insert, PVCu double glazed windows to the front and side elevations, quarry tile flooring, fitted cupboard having useful storage and ceiling light.

### Lounge

22'1" x 10'3" (6.75m x 3.13m )

This generously proportioned room has PVCu double glazed sliding doors to the rear garden aspect, two central heating radiator, two ceiling roses with lights and television point. The focal point of the room is a gas fire set on a raised hearth with stone surround. Stairs off to the first floor landing.

### Dining Room

10'10" x 7'1" (3.31m x 2.18m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Fitted Kitchen

10'9" x 7'1" (3.28m x 2.16m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a sink drainer unit with mixer tap. Space and plumbing for an automatic washing machine, space for a fridge and freezer, space for a cooker and extractor over. With complementary splash back tiling, ceramic tile flooring, recessed ceiling lighting, central heating radiator, PVCu door with glazed insert to the rear garden aspect and a PVCu double glazed window to the rear elevation.

### To the first floor landing

Having a cupboard with louvered doors which houses the Baxi gas central heating boiler which

services the domestic hot water and central heating system. Ceiling light.

### Bedroom One

10'2" x 7'11" (3.12m x 2.42m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobes and drawers, exposed polished floor boards and ceiling light.

### Bedroom Two

13'10" x 7'2" (4.24m x 2.20m )

Having a PVCu double glazed window to the front elevation, central heating radiator, useful storage cupboard and ceiling light.

### Bedroom Three

10'11" x 7'2" (3.33m x 2.20m )

Having a PVCu double glazed window to the front elevation, central heating radiator, storage cupboard and ceiling light.

### Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and bath with panelled side and electric shower. PVCu double glazed opaque window to the rear elevation, wall mounted heated towel rail, vinyl flooring, complimentary wall tiling and extractor fan.

### Outside

Outside to the front a fore garden with lawn and adjacent driveway providing ample off road parking and leading to the detached single garage. A special feature of the sale is the delightful south facing rear garden which enjoys a most pleasant aspect having a patio immediately to the rear giving way to a

manicured lawn with well stocked established borders, further patio terrace and timber garden shed.

### Garage

Having up and over electric door.

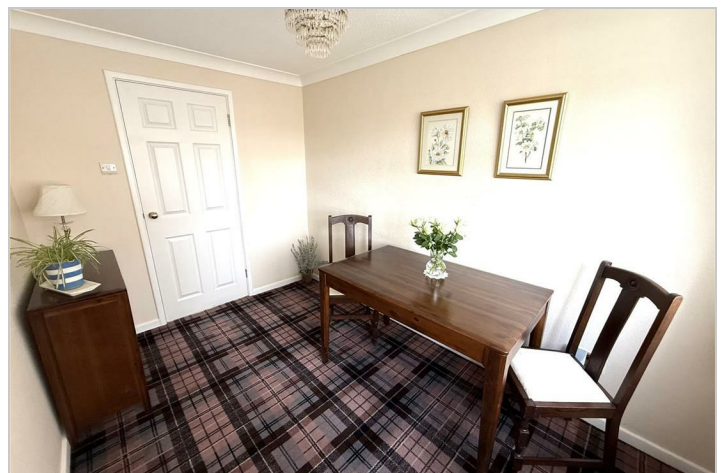
### Area

The historic and picturesque village of Heage is strategically placed between the market towns of Belper and Ripley and is famous for Heage Windmill of which is one of only six working six sailed windmills with a stone tower in England. The village itself has a useful range of amenities including a local primary school, recreational park, public house and delightful countryside walks and is situated approximately 9 to 10 miles away from the City of Derby.

### Directional Note

From our Belper office, proceed past the Market Place turning left onto Chesterfield Road. Continue along this road, which becomes Laund Hill and then Far Laund leading out of Belper, eventually taking a right-hand turn on the bend onto Jackson's Lane. Continue along this road turning left at the junction

onto Old Road, continue along this road taking a right-hand turn onto High Edge Drive proceeding on to Cookfield then take the first turning on the right to Windmill View the property can be found.



## Road Map



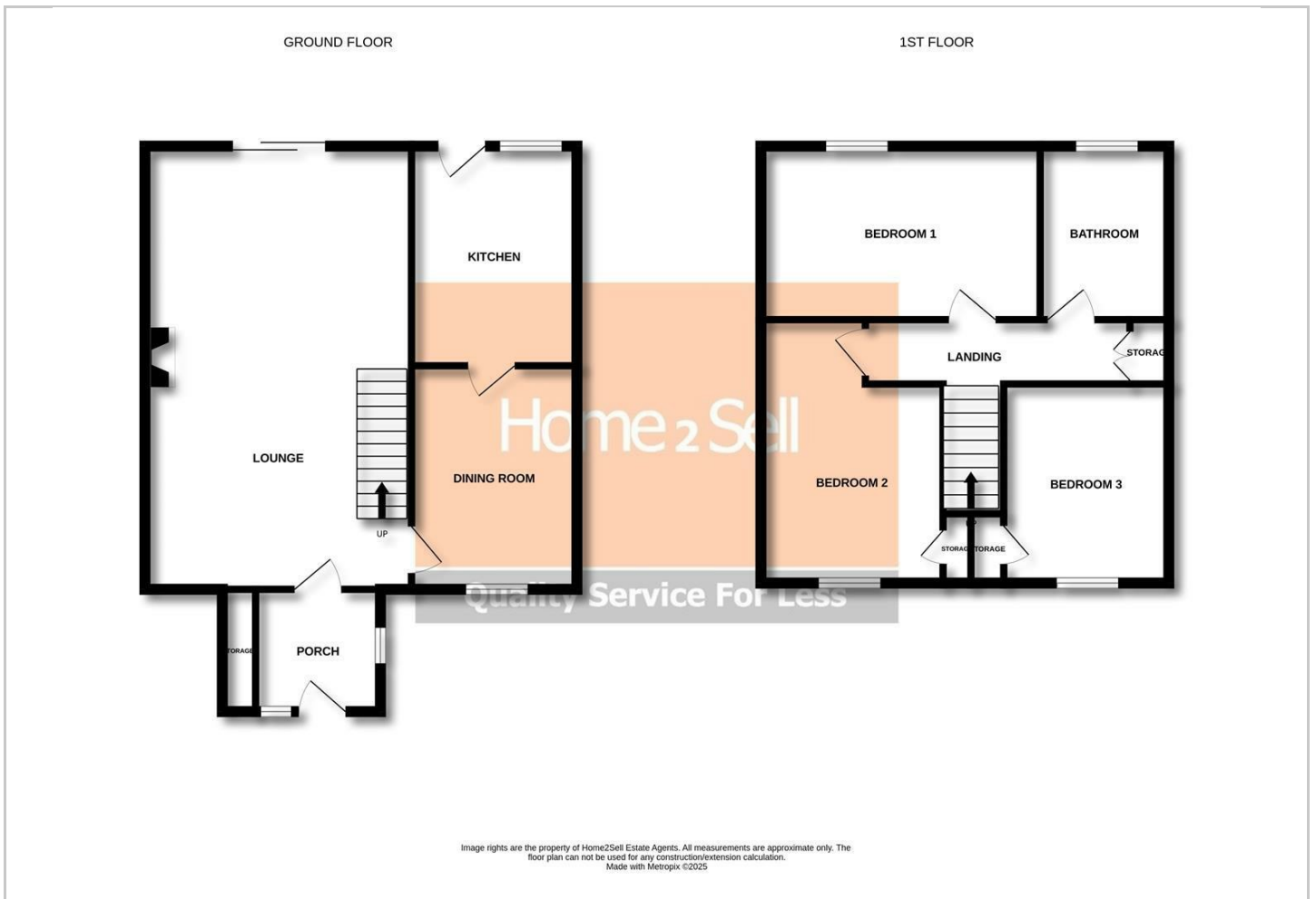
## Hybrid Map



## Terrain Map



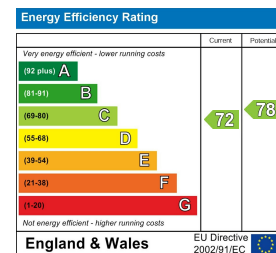
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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