



## 15 Tumbling Hill

Heage, Belper, DE56 2BX

PUBLIC NOTICE - We are in receipt of an offer of £265000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

We are delighted to offer for sale this attractive modern stone-built detached bungalow, quietly positioned within a peaceful cul-de-sac. The property is beautifully presented throughout and offered with no onward chain, making it ideal for those seeking a low-maintenance home, particularly downsizers or retirees.

The accommodation comprises an inviting entrance hall, a modern fitted kitchen with integrated appliances, a spacious lounge/dining room with a feature gas fireplace and patio doors opening onto the rear garden, two double bedrooms (both with fitted wardrobes), and a contemporary shower room.

Externally, the property benefits from a low-maintenance garden, a private driveway, and a single garage with power, lighting, and additional loft storage.

This charming bungalow combines comfort, practicality, and a desirable setting—early viewing is strongly recommended to avoid disappointment.

£275,000

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Hallway

Kitchen

Lounge

Bedroom One

Bedroom Two

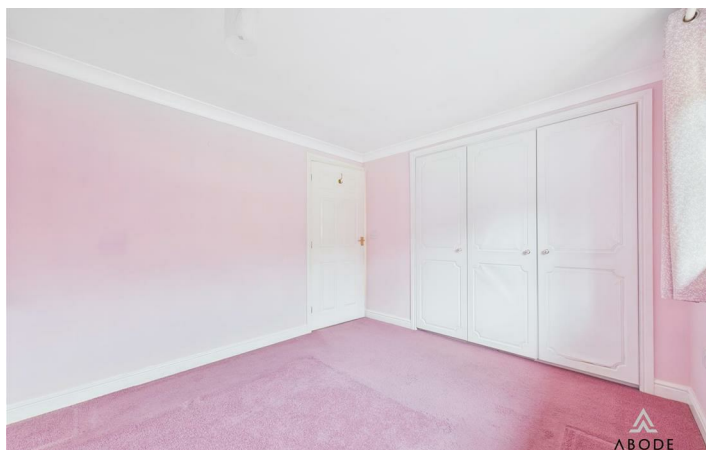
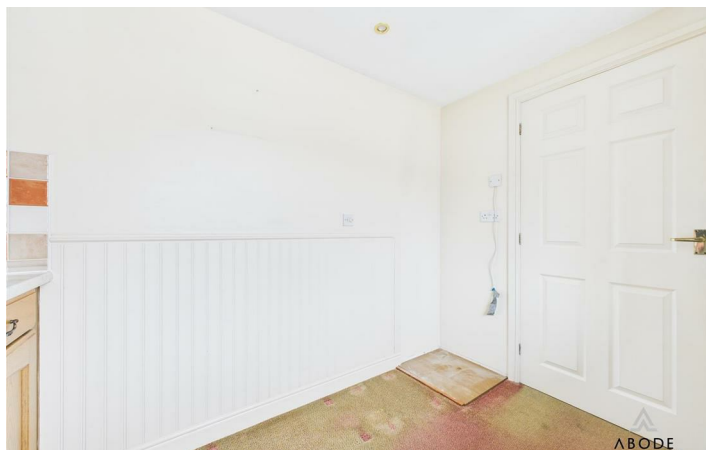
Shower Room

Garage



Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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