



Tel/Fax 01335 342936 Mob: 07791 258005
www.dovepropertymanagement.co.uk



Brook Street, Heage, Derbyshire DE56 2AG
£620 per calendar month Unfurnished Deposit £725

GENERAL DESCRIPTION

This well presented, three bedroom, semi-detached home offers spacious accommodation located in a popular village location just 3 miles from Belper Town Centre. Briefly comprising Entrance Hall, large Lounge Diner, fitted Kitchen, three Double Bedrooms and Family Bathroom.

Fully Double Glazed with Gas Central Heating via gas combi boiler. The property has a low maintenance gravel / slate front garden with shrub filled borders, private driveway offering off road parking for up to four vehicles, leading to a detached single garage. Adjacent to the garage is a rear garden, predominantly laid to lawn with fruit shrub filled borders and patio seating area immediately to the rear of the property.

This well presented, versatile property is available for occupation from March 2019.

Viewing recommended.

EPC Band C. Council Tax Band C.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch through UPVC double glazed entrance door into:

ENTRANCE HALL with two double glazed obscured windows to side of entrance door. Pendant light fitting and smoke alarm to ceiling, single panelled central heating radiator and telephone point. Stairs to first floor and door concealing understairs storage cupboard, carpet to floor and doors off to:

LOUNGE DINER (23'2" max x 13'), having new carpet to floor, two double glazed windows to front and rear aspects and two pendant light fittings to ceiling. Main feature of the room being a polished limestone fireplace housing an electric 'living flame' effect fire. Two single panelled central heating radiators, television lead, and secondary doorway giving access to Kitchen.



KITCHEN (9'11" into cupboards x 8'11" into cupboards) with strip light to ceiling, double glazed window to side aspect and double glazed UPVC entrance door to rear garden. Room being half tiled and fitted with a range of beige base and eye level storage units with marble effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over and new free-standing 'New World' fan assisted, electric double oven with four ring electric hob over and extractor hood above. Recessed 'Bosch Classixx' washing machine, space for fridge freezer. New cushioned flooring.



FIRST FLOOR:

LANDING at top of carpeted stairs with balustrade, with pendant light fitting, loft access hatch and smoke alarm to ceiling. Double glazed obscured window to side aspect and doors off to:

BEDROOM 1 (12'11" x 12'), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.



BEDROOM 2 (12' 11" x 9' 11") carpeted with pendant light fitting to ceiling, double glazed window to rear aspect and single panelled central heating radiator.

BEDROOM 3 (L-Shaped 9'5" max x 8' max) carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.



FAMILY BATHROOM being half tiled with ceiling light fitment and double glazed obscured window to rear. Appointed with a white low flush W.C, boxed wash hand basin with cupboard under and bath with chrome mixer tap and fitments. Mains thermostatically controlled shower over bath with shower curtain. Single panelled central heating radiator, newly fitted cushioned flooring and door concealing airing cupboard housing a recently fitted 'Vaillant' combination boiler.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a low maintenance private garden with gravelled and slate chipped areas and shrub filled border by boundary wall.

TO THE SIDE OF THE PROPERTY is a private driveway split by iron gate, offering off road parking for up to four vehicles, leading to a detached single garage with double doors.



TO REAR OF THE PROPERTY is a garden, predominantly laid to lawn with fruit shrub filled borders, and patio seating area directly to the rear of the main building.

VIEWING: By appointment through Dove Property