# Bakers Hill, Heage, Belper, DE56 2BL

## Asking Price Of £285,000

- NO UPWARDS CHAIN - INDIVIDUALLY BUILT THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A LARGE PLOT WITH AMPLE OFF ROAD PARKING AND VIEWS TO THE REAR - SMARTMOVE HOMES are delighted to bring to the market this excellent property in Heage briefly comprising of an entrance porch, hallway, lounge/diner, breakfast kitchen and utility to the ground floor. To the first floor landing there three good sized bedrooms, bathroom and separate WC, outside there are generous front and rear gardens with ample off road parking leading to the rear garden. To book a viewing please contact SMARTMOVE HOMES as soon as possible.

# Property Description

GROUND FLOOR

PORCH
Door and window to the front elevation and tiled flooring.

ENTRANCE HALLWAY
Door and window to the front elevation, stairs leading up to the first floor landing and central heating radiator.

LOUNGE/DINER
Windows to the front, rear and side elevation, gas feature fireplace with surround and hearth, two central heating radiators and built in storage.

BREAKFAST KITCHEN
Fitted kitchen with matching wall and base units, work surface with 1 1/2 sink and drainer, space for an electric cooker and space for a tall fridge freezer. Window to the rear elevation, door to the side elevation, central heating radiator and storage underneath the stairs with obscure window to the side elevation.

SIDE PORCH / UTILITY ROOM
Door to the front elevation and window to the side elevation, work surface with space and plumbing for washing machine, tumble dryer and space for an additional fridge freezer.

FIRST FLOOR

FIRST FLOOR LANDING
Window to the side elevation, central heating radiator and loft access.

## MASTER BEDROOM
Large double bedroom with window to the front elevation and central heating radiator.

## BEDROOM TWO
Double bedroom with window the rear elevation and central heating radiator.

## BEDROOM THREE
Good sized single bedroom with window to the side elevation and central heating radiator.





## BATHROOM
Two piece bathroom suite comprising of a fitted bath with electric shower over and pedestal wash basin. Obscure window to the side elevation, airing cupboard housing the combi boiler, Vinyl flooring, fully tiled walls and a heated towel rail.

## WC
WC, Vinyl floor and obscure window to the rear elevation.

## OUTSIDE

## GARDEN
Enclosed and private rear garden which is mainly laid lawn with a patio seating area, wooden shed, brick built shed, outdoor water tap and lighting.
Fore garden which is mainly laid lawn with a patio pathway with pebble boarder.
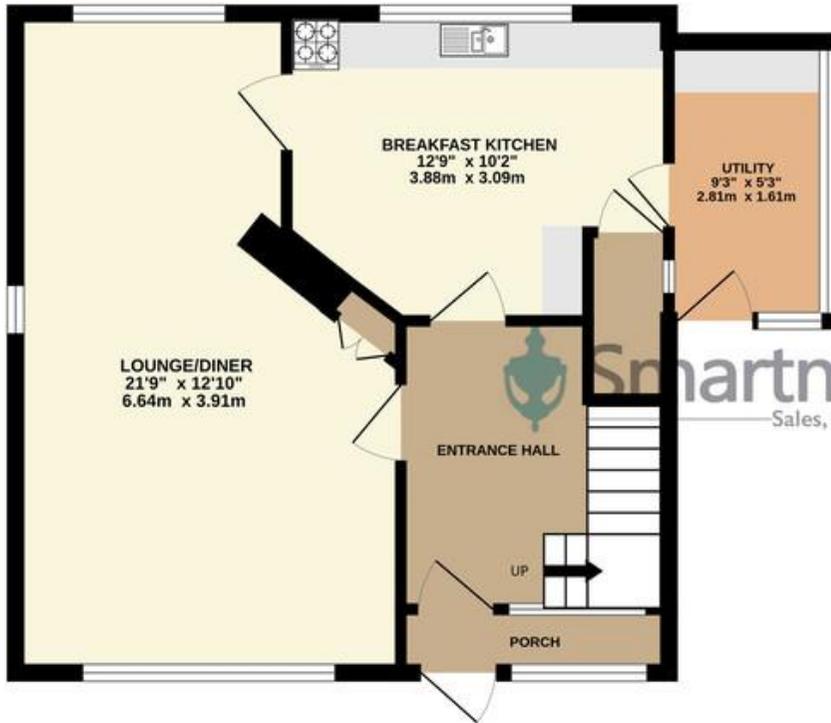




## OFF ROAD PARKING
Long driveway which is secured with gates proving off road parking for multiple vehicles.
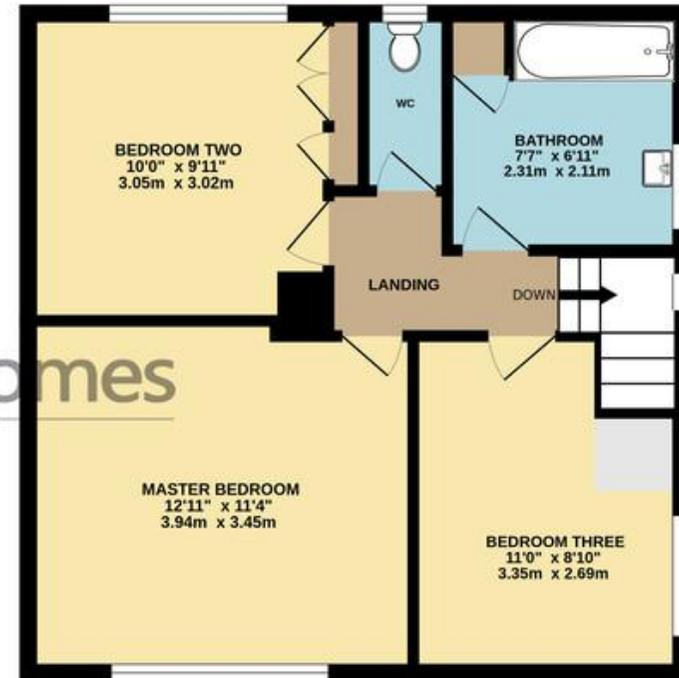
## OTHER INFORMATION
EPC: AWAITING
TENURE: FREEHOLD

GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

**BREAKFAST KITCHEN**
12'9" x 10'2"
3.88m x 3.09m

**UTILITY**
9'3" x 5'3"
2.81m x 1.61m

**LOUNGE/DINER**
21'9" x 12'10"
6.64m x 3.91m

**ENTRANCE HALL**

UP

**PORCH**

**BEDROOM TWO**
10'0" x 9'11"
3.05m x 3.02m

**WC**

**BATHROOM**
7'7" x 6'11"
2.31m x 2.11m

**LANDING**

DOWN

**MASTER BEDROOM**
12'11" x 11'4"
3.94m x 3.45m

**BEDROOM THREE**
11'0" x 8'10"
3.35m x 2.69m

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TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Property
Ombudsman