

Home 2 Sell

Quality Service For Less



43 High Edge Drive

Heage, DE56 2TB

£289,950



Home2Sell are delighted to offer For Sale this exceptionally well presented three bedroom family home benefiting from a ground floor extension to the rear and having converted loft space. Located on a cul de sac in the picturesque village of Heage surrounded by rolling Derbyshire countryside. An internal inspection will reveal a porch, living room, fitted kitchen, side entrance hall and a dining/garden room. To the first floor the principle bedroom has wardrobes included, there are two further bedrooms, a shower room and the converted loft space. Outside there is parking for up to three vehicles, a garage and a pleasant rear garden. The property also benefits from UPVC double glazing and gas central heating. Early viewing is advised.



### Porch

Having a composite outer entrance door, tiled flooring, ceiling light and inner door to the living room.

### Living Room

15'4" max x 15'11" (4.68m max x 4.86m)

A generous size family living room having a UPVC double glazed window with fitted blinds to the front elevation. Carpet, three wall lights, radiator and a useful under stairs storage cupboard.

### Kitchen

9'10" x 15'10" (3.01m x 4.85m)

Fitted kitchen appointed with matching wall and base units having roll edge work tops. Integral four pan electric hob having a wide extractor hood above and an electric fan assisted oven below. Inset single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Integral dishwasher. Spaces for an upright fridge freezer and a washing machine. Recessed ceiling spot lights and down lights to the work tops. UPVC double glazed window and door opening to the rear garden. Tile effect floor covering and a radiator.

### Side Hall

Used as the principle reception area for the property having a composite entrance door, ceiling light, radiator, a UPVC double glazed window to the side elevation and a continuation of the kitchen floor covering.

### Dining Room

12'10" x 8'0" (3.93m x 2.45m)

A very useful addition to the property having UPVC double glazed window to the rear elevation and a UPVC double glazed window with sliding door to the side elevation opening to the garden. Laminate flooring, ceiling light and a radiator.

### Stairs and Landing

At the foot of the stairs is a double glazed emergency escape door with fitted blind, carpet and a radiator. On the landing is carpet, ceiling light, radiator and the stairs to the loft space.

### Bedroom One

12'0" x 9'10" (3.66m x 3.02m)

Double bedroom having wardrobes with mirror front sliding doors. UPVC double glazed window to the front elevation and views towards Crich. Carpet, ceiling light and a radiator.

### Bedroom Two

7'0" x 9'11" (2.15m x 3.04m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

### Bedroom Three

8'9" x 5'7" (2.67m x 1.71m)

UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

### Bathroom

9'10" x 5'6" (3.00m x 1.69m)

Beautifully appointed bathroom with a low flushing WC, a vanity wash hand basin with mixer tap and a double walk in shower featuring a fixed monsoon

shower head a separate detachable rinser. Complementary tiling to the splash back areas, an extractor fan, chromed ladder style radiator and recessed ceiling lights. Opaque UPVC double glazed window to the rear elevation, tile effect flooring and a useful storage cupboard also housing the gas combination boiler.

### Converted Loft

12'2" max x 12'1" under eaves (3.73m max x 3.70m under eaves)

Very practical space offering many potential uses having laminate flooring, ceiling light, radiator, a UPVC double glazed window to the side elevation and access to recessed storage spaces.

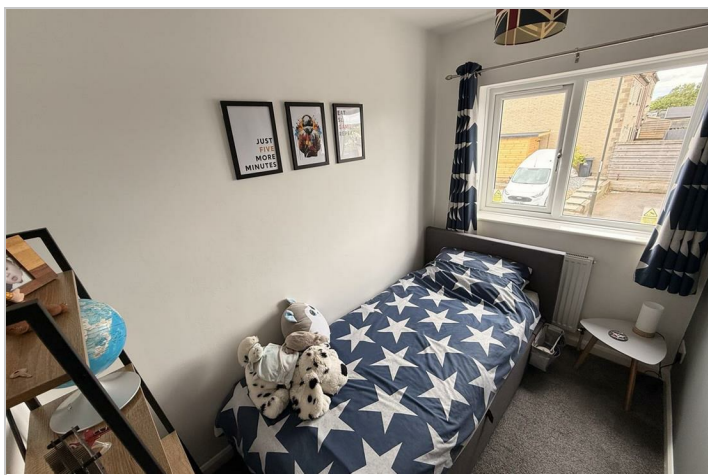
### Outside

To the front of the property is a paved driveway providing parking for up to three vehicles. A path leads to the side entrance door where there is a security light. The enclosed rear garden has a paved patio and pathway, lawn with planted borders and an outside tap.

### Garage

15'8" x 8'7" (4.80m x 2.62m)

Having an up and over front door, power, light and a rear door giving access to the rear garden.



Road Map



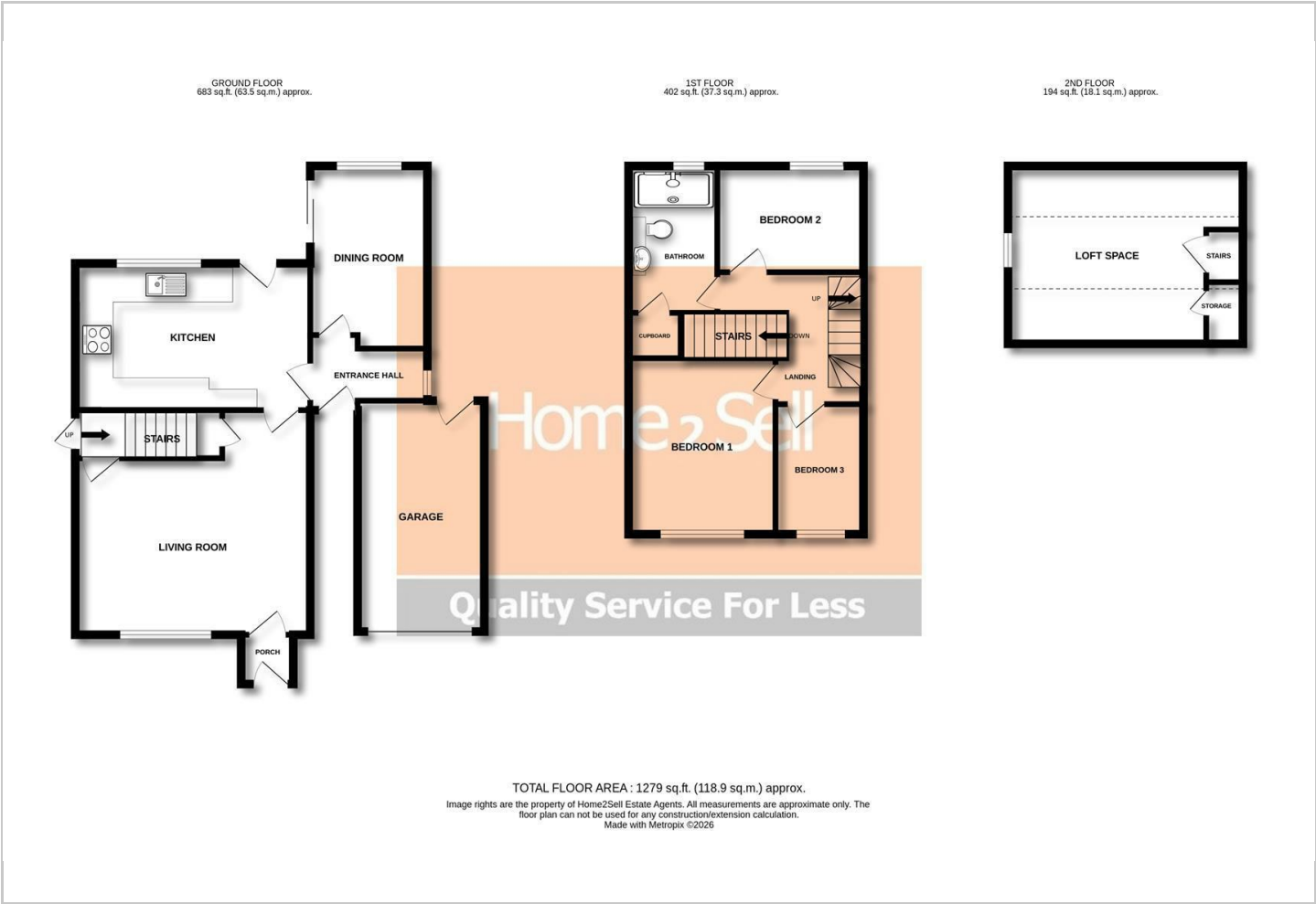
Hybrid Map



Terrain Map



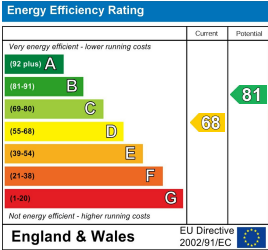
Floor Plan



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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