



Nether House, 15 Shop Lane, Nether Heage, Derbyshire, DE56 2AR

Price Guide £474,950



An immaculately presented character four bedroomed detached family home offering extended accommodation creating a superb open plan living dining kitchen with doors which open onto generous gardens. There is ample car parking and a workshop/ boot room. The property is situated in the sought after village of Nether Heage being surrounded by countryside and views of the Windmill. Viewing is strongly advised.



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The welcoming accommodation comprises an entrance hallway, sitting room, an impressive extended living dining kitchen comprehensively appointed with classic units, French doors that open onto the garden, guest WC, separate utility room, boot room / workshop, and a generous family room with a multi-fuel stove. To the first floor are four double bedrooms (bedroom one has an ensuite shower room and a walk in wardrobe) and a family bathroom.

The property benefits from UPVC double glazed windows and doors, and gas central heating.

To the front is a gravelled driveway providing ample off road parking for three vehicles. The south west facing rear garden has an extensive lawn, a play area, and a sunny patio, perfect for alfresco dining.

Nether Heage is a sought after village, being surrounded by countryside, renowned for its historic windmill character and charm, being easily accessible to Belper, Derby and Nottingham via major road links like the A38, M1 & A6, whilst providing the gateway to the stunning Peak District.

ACCOMMODATION

ENTRANCE HALL

There is a half glazed wooden entrance door with inset leaded light detail, wood effect flooring, radiator, a range of coat hangings, and stairs that lead off to the first floor.

SITTING ROOM

18' x 11' (5.49m x 3.35m)

A generous room with dual aspect UPVC double glazed windows to the front and side, a radiator, feature glazed internal window, and a television aerial point. Opens into :

LIVING DINING KITCHEN

28' x 15' extending to 37' (8.53m x 4.57m extending to 11.28m)

DINING AREA

15' x 12' (4.57m x 3.66m)

Having UPVC double glazed windows overlooking the rear garden, French doors open onto the paved patio area, Italian porcelain flagstone flooring, radiator and inset spotlights. Open into :

LOBBY

To the side is a UPVC double glazed window and Italian tiled flooring

GUEST WC

Appointed with a low flush WC, vanity wash hand basin with useful storage, radiator, inset spot lighting, matching tiled flooring, a feature internal window, and a traditional latch door.

FITTED KITCHEN

12' x 15' (3.66m x 4.57m)

Comprehensively appointed with a quality range of sage, shaker style base cupboards, drawers and larder cupboard with solid oak work surfaces over incorporating a porcelain sink drainer with mixer tap and upstand. There is an extractor hood, gas and electrical points for a range cooker, plumbing for a dishwasher, and housing for an American style fridge freezer. Matching flagstone Italian tiled flooring and door into Utility Room.

UTILITY

12' x 9' (3.66m x 2.74m)

Having a range of stylish grey base cupboards and larder unit, with wood block work surface incorporating a butlers sink with mixer taps and splash back patterned tiling. There is plumbing for two washing machines, space for tumble dryer, inset spot lighting, slate tiled flooring and door into Boot room. The wall mounted boiler serves the domestic hot water and central heating system.

PLAYROOM

11' x 18'11 (3.35m x 5.77m)

Having UPVC double glazed windows to the side and front, solid oak flooring, a traditional stone fireplace and hearth with brick inset houses a cast iron multifuel stove, coving to the ceiling, TV aerial point

and radiator. There is a study recess area and door off to the living dining kitchen.

ON THE FIRST FLOOR

LANDING

Having a skylight window, a radiator, wall light points and there is access to the part boarded roof void.

BEDROOM ONE

14' x 14'5 (4.27m x 4.39m)

Having dual aspect UPVC double glazed windows to the rear overlooking the garden, radiator, television aerial point, uplighters, reading lights, and a walk in wardrobe provides generous storage.

EN-SUITE

Comprising a double shower enclosure, with an electric shower, vanity wash hand basin, and a low flush WC. There is a radiator, wall tiling, and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

12'6 x 12'4 (3.81m x 3.76m)

Having dual aspect windows to the front and side elevations with views, a radiator, coving, and access to the roof void. There is a television aerial point a built-in cupboard provides storage.

BEDROOM THREE

12'3 x 11'4 (3.73m x 3.45m)

Having UPVC double glazed window to the front elevation a radiator, a television aerial point and box room with window provides storage.

BEDROOM FOUR

12'7 x 11'5 (3.84m x 3.48m)

Having Upvc double glazed window to the front enjoying views of the Windmill, and a radiator.

FAMILY BATHROOM

A three piece suite comprising a free standing rolled top bath with ball and claw feet and central mixer taps, a thermostatic shower over, low flush WC, and vanity wash hand basin with storage beneath. Complementary full tiling, inset spot lights, UPVC double glazed window and heated towel radiator.

OUTSIDE

To the front of the property, there is an established fore garden with a gravelled driveway providing parking for several vehicles and leading to an integral workshop/ boot room. A gate to the side of the property leads to the rear enclosed south west facing garden, mainly laid to lawn with play area, wooden play room and store with decked patio. There is external lighting. power, tap and an extensive paved seating area, perfect for alfresco dining. entertainment.

BOOT ROOM / WORKSHOP

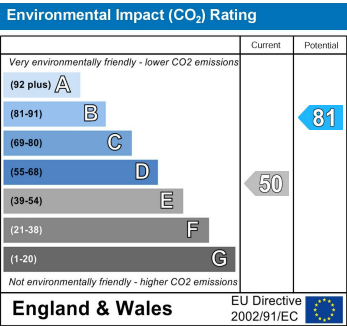
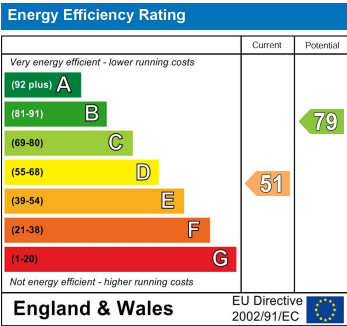
16'6 x 12'8 (5.03m x 3.86m)

Having a roller shutter door light, power, and shelving providing storage.





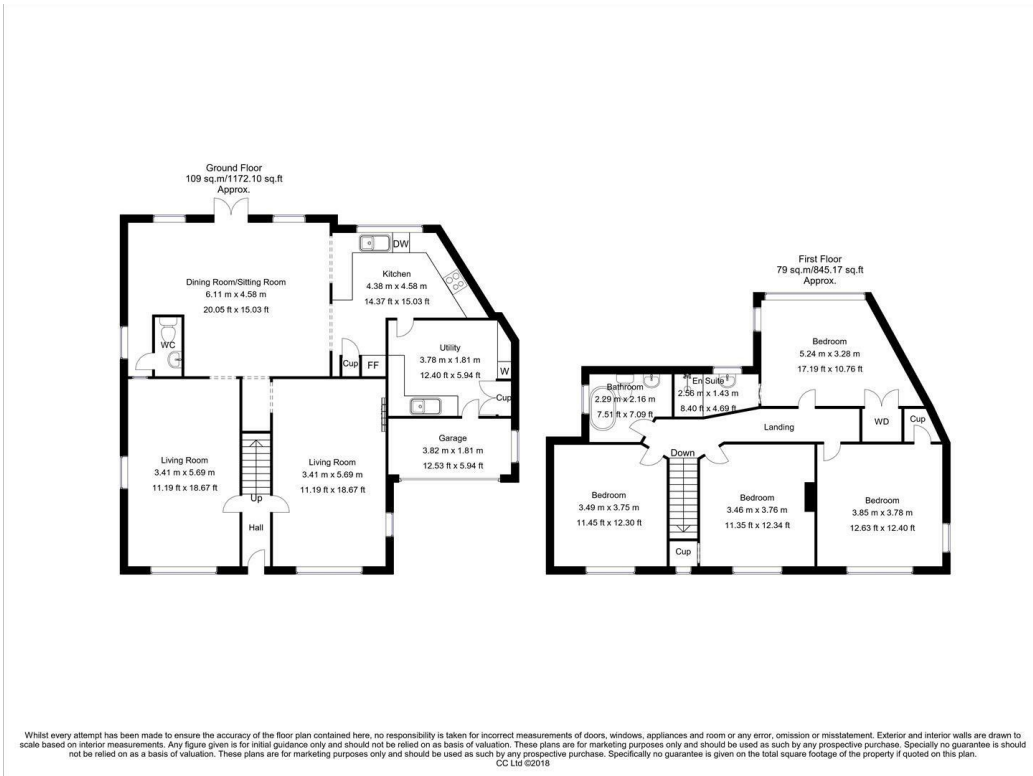
Energy Efficiency Graph



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



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