

CURRAN
BIRDS
+ CO

Tenter Lane, Heage
Belper, Derbyshire
Offers in excess of: £250,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



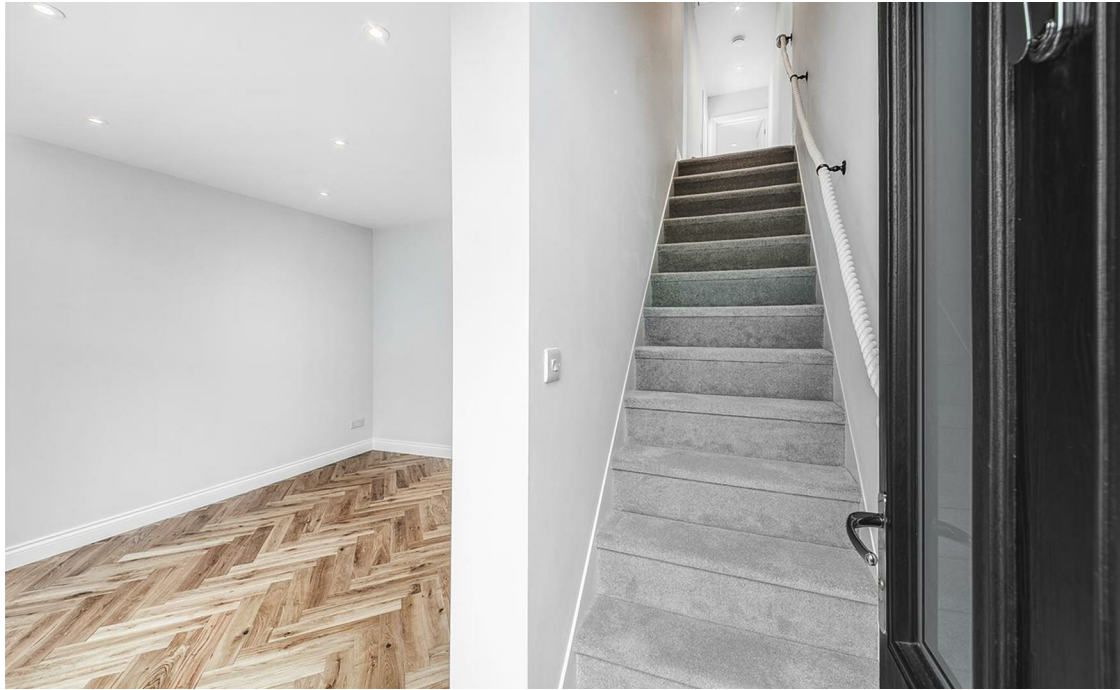
IMMACULATE, HIGH-SPECIFICATION RENOVATED HOME – A beautifully presented three-bedroom semi-detached property located in a sought-after Derbyshire village near Belper. This stunning home has undergone a comprehensive renovation, finished to an exceptional standard with meticulous attention to detail—viewing is essential to fully appreciate the quality on offer. Ideally suited to first-time buyers, young professionals or young family.

The property offers stylish accommodation featuring a high-quality kitchen with integrated Hotpoint appliances, a contemporary bathroom and contemporary wc and premium finishes throughout—including engineered oak herringbone flooring and beautiful porcelain tiling.

In brief, the accommodation comprises: entrance hallway with open plan access to the sitting room, downstairs contemporary wc, spacious dining area with open-plan access to the beautiful kitchen. Upstairs the first floor landing leads to three well-proportioned bedrooms and a stylish contemporary bathroom.

Externally, the home benefits from a block-paved driveway with a walled frontage. To the rear, there is a beautifully landscaped garden with a block-paved patio, newly laid lawn with fence panelled boundary





The Detail

The property opens into a welcoming hallway with engineered oak herringbone flooring that continues seamlessly into the stylish sitting room. The sitting area is well-lit with a large front window, while recessed LED downlighters throughout provide a warm and inviting living space with contemporary panelled door leading to the dining area.

The spacious dining area offers a beautiful space with large grey porcelain tiled floor and window overlooking the rear garden. There is open plan access to the kitchen area and further door giving access to a beautifully appointed contemporary wc both a continuation of the large grey porcelain tiled floor. The beautifully appointed kitchen area features stylish panelled units, oak effect worktops, composite sink and integrated Hotpoint appliances including electric oven, gas hob, tall fridge-freezer, dishwasher and washing machine.

Upstairs, there are three bedrooms including two well generous double bedrooms. The spacious primary bedroom also has a walk wardrobe with LED lighting. The first floor is completed by beautifully designed contemporary bathroom featuring a three piece white suite with bath with shower over, wash hand basin with solid surface top and vanity unit and a concealed cistern wc with chrome push button flush. The first floor landing also has loft access with fold down timber ladder, the loft is fully boarded.

Externally, the property has a block-paved front driveway and a fully enclosed rear garden with patio, lawn, and timber fencing ideal for entertaining or quiet retreat. A useful storage shed completes this well-rounded outdoor space.







CURRAN BIRDS + CO

The Location

Heage is a very popular and sought after village located within easy access of the nearby Towns of Belper and Ripley, which are both located just a few minutes drive away. The famous Heage windmill which dates back to 1797 is located just a few minutes walk away from the property with local beautiful countryside walks and the Cromford Canal. Heage and the neighbouring Nether Heage offer local amenities including a pub, recreational area and primary school.

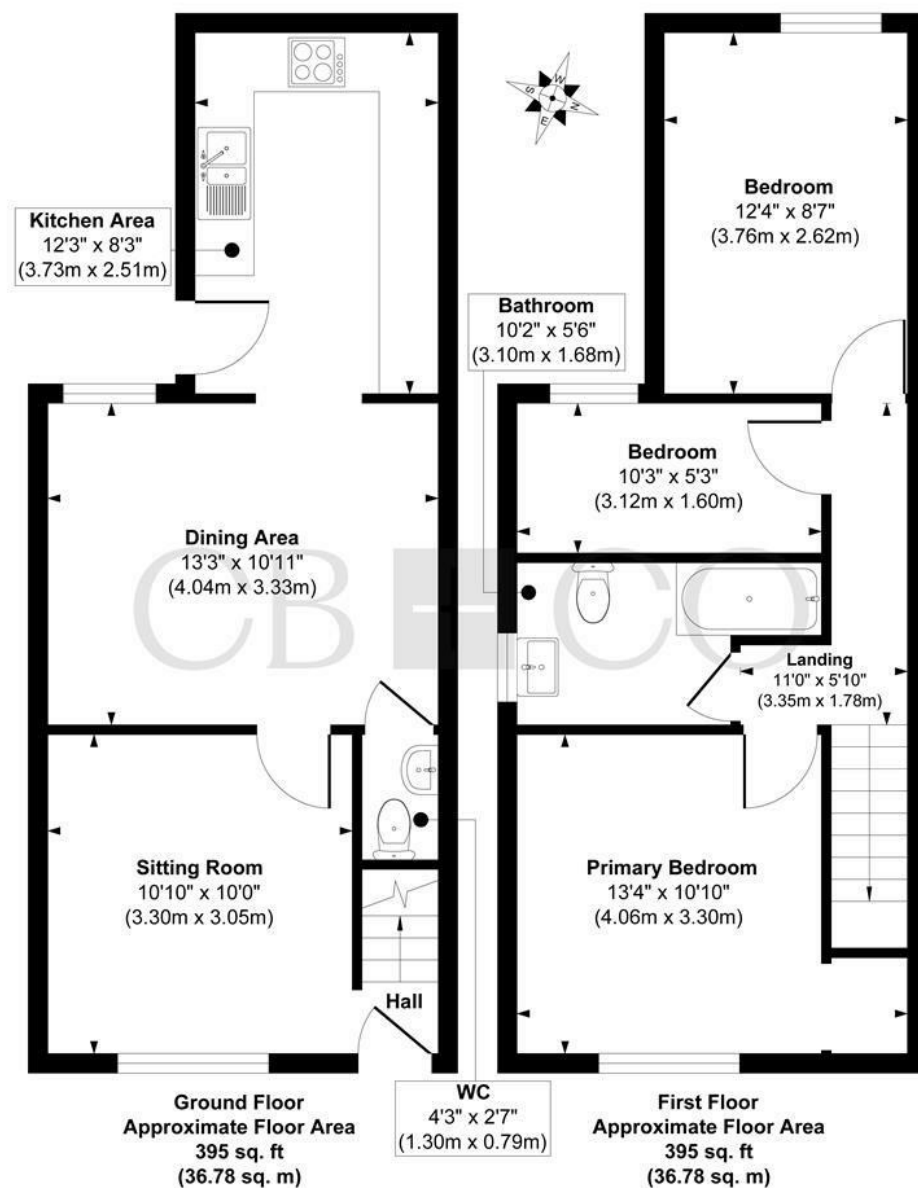
The village is also highly convenient for local centres including the city of Derby, approximately ten miles to the south, Chesterfield some fourteen miles to the north, the famous market town of Ashbourne twelve miles to the west, the A38 dual carriageway approximately two miles away, with the onward connection to Junction 28 of the M1 motorway some six miles. The city of Nottingham lies approximately fourteen miles to the east. It is also conveniently placed for visiting Matlock, Bakewell and the Peak District.







Tenter Lane, Heage, Derbyshire



Approx. Gross Internal Floor Area 790 sq. ft / 73.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Stunning High Specification Semi-Detached Home
- Comprehensively Renovated and Re-Modelled to a High Level of Finish
- Tasteful Neutral Presentation & Contemporary Fittings
- Ideal for Young Family or Professionals
- Sitting Room with Engineered Oak Flooring & Contemporary WC
- Superb Open Plan Dining Area & Contemporary Kitchen
- Three Bedrooms & Contemporary Bathroom
- Block Paved Driveway & Landscaped Rear Garden with Timber Shed/Store
- Close to Open Countryside - Easy Access to Belper, Ripley & Crich
- No Chain Involved

Size

Approx 790.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

CURRAN BIRDS + CO

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved