



Malthouse Lane
Nether Heage BELPER

burchell
edwards

Malthouse Lane Nether Heage BELPER DE56 2AS

for sale
£400,000



Property Description

**** GUIDE PRICE £400,000 - £425,000 **** This impressive four-bedroom detached home provides substantial and flexible accommodation arranged over two floors, making it ideal for modern family living. Upon entering, you are welcomed by an entrance hall which leads to the open-plan kitchen/dining/living area. This contemporary space is perfect for both everyday family life and entertaining, offering ample room for dining and relaxation. The property also benefits from a separate lounge, an extra office/ guest bedroom with its own en suite shower room offers excellent versatility. The property also benefits from a conservatory providing additional reception space with views over the garden, perfect for enjoying natural light.

Upstairs, the property comprises four bedrooms, with the master bedroom benefiting from its own four piece en suite, while the remaining bedrooms are served by a family shower.

Externally, the property offers off-street parking to the front with a garage and a private rear garden, ideal for outdoor entertaining and family enjoyment.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

The property is accessed via UPVC double glazed door to the front leading into the hallway where there is a radiator, stairs off leading to the first floor and door opening to a living/ kitchen/ diner.

Living/ Kitchen/ Diner

Having a range of matching wall and base units with wooden work surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap over, plumbing for washing machine and dishwasher, composite

double glazed windows to the side and front elevation, integrated microwave, space for fridge freezer, space for a range cooker with a six ring gas hob and dual fuel oven with extractor over, spot lighting to the ceiling, double doors opening to the lounge, a radiator, understairs storage and door open to a ground floor bedroom.

Lounge

Having exposed brick chimney breast, a radiator, UPVC double glazed sliding door to the rear opening into the conservatory and UPVC double glazed window to the rear elevation.

Conservatory

Having UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the rear, vinyl flooring and a radiator.

Office/ Guest Room

Having UPVC double glazed window to the rear elevation, a radiator and door opening to the en suite.

En Suite

Having a mains fed shower cubicle, vanity wash hand basin with mixer tap over, low level W.C, tiled splashbacks and tiled flooring.

First Floor Landing

Having doors off to the bedrooms and shower room.

Bedroom One

Having two UPVC double glazed windows to the side elevation with pleasant outlook and UPVC double glazed window to the front elevation, a radiator and door to the en suite.

En Suite

Having a mains fed shower cubicle, bath with mixer tap over, low level W.C, vanity wash hand basin with mixer tap, tiled splashbacks, tiled flooring, heated towel rail, obscured UPVC double glazed window to the rear and extractor.

Bedroom Two

Having composite double glazed window to the rear elevation, column radiator, view of the Heage Windmill and pleasant outlook.

Bedroom Three

Having composite double glazed window to the front elevation and column radiator.

Bedroom Four

Having UPVC double glazed window to the rear elevation, a radiator and pleasant outlook.

Shower Room

Having a mains fed shower cubicle, over stairs storage, heated towel rial, vanity wash hand basin, low level W.C, tiled splashbacks, tiled flooring and obscured double glazed window to the front elevation.

Outside

To the front of the property is ample off road parking leading to a garage with up and over door and housing the boiler.

To the rear the garden is mainly laid to lawn with brick built storage shed, decked seating area, hedge boundaries and gated side access.

Entrance Hallway

The property is accessed via UPVC double glazed door to the front leading into the hallway where there is a radiator, stairs off leading to the first floor and door opening to a living/ kitchen/ diner.

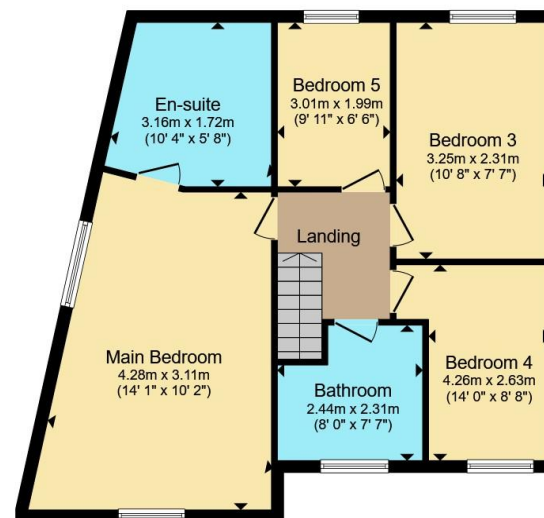








Ground Floor



First Floor

Total floor area 157.3 m² (1,693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL207103



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL207103 - 0004