



# HOPKINS & DAINTY

ESTATE AGENTS



## 24, Malthouse Lane, Belper, DE56 2AS

£215,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this beautiful character home set in the popular village of Nether Heage. Standing on an elevated plot with far reaching countryside views to the front. Offered for sale with NO UPWARD CHAIN, this would make an ideal first purchase or suit somebody looking to downsize. The property has previously been rented out, so would make an ideal buy to let or holiday home.

There is a local pub and the renowned Heage Windmill, as well as good road connections to the nearby market towns of Ripley and Belper which also provide access to the A38 and A6 for onward travel.

The accommodation comprises: entrance hall which leads into the lounge/diner. To the rear, there is a contemporary and NEWLY FITTED KITCHEN with a built in oven and hob.

On the first floor the spacious landing provides access to both good size bedrooms, both with stunning views to the front and the stylish rear bathroom which has a three piece suite, including an over bath shower. The property has gas heating and double glazing.

Externally, there is a front driveway and an elevated lawn garden and to the rear there is a generous lawn garden and a useful external storage shed.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Entrance Hall



Accessed via a double glazed entrance door, with a door leading to:

## Lounge/Diner 14'10" x 11'6" (4.53 x 3.52)



With a feature fireplace, radiator and double glazed front window. Doors leading off.

## Kitchen 11'11" x 6'10" (3.65 x 2.10)



NEWLY fitted in 2024 with a contemporary range of base and wall units and worktops with an inset sink and drainer

with a mixer tap and decorative tiled splashbacks. There is a built in electric oven, hob and hood along with plumbing for a washing machine. A radiator, double glazed door and window opening onto the rear garden.

## Inner Hall

With stairs rising to the first floor and access to a useful walk in storage cupboard.

## First Floor Landing



Radiator, access to the loft space, a double glazed rear window and doors leading off.

## Bedroom 1 11'5" x 9'10" (3.50 x 3.00)



Front double bedroom with a radiator and double glazed front window with far reaching views.

### Bedroom 2 11'4">8'3" x 8'0" (3.46>2.54 x 2.45)



Good size second bedroom with a radiator and double glazed front window, again with stunning countryside views.

### Bathroom 9'7" x 6'9" max./overall (2.94 x 2.08 max./overall)



Fitted with a stylish three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled walls, a heated towel rail, extractor vent and a double glazed rear window. There is also a built in storage cupboard with shelving and the wall mounted gas boiler.

### Front Garden/Driveway



To the front of the property there is a concrete driveway with a bit of a ramp at the front. An elevated lawn garden set behind an attractive stone wall and steps leading to the entrance door.

### Rear Garden



To the rear there is a delightful lawn garden with a side path. Fencing to the boundary and an attractive stone wall. Access to an external storage shed with electric light and power connected.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

### Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



### First Floor

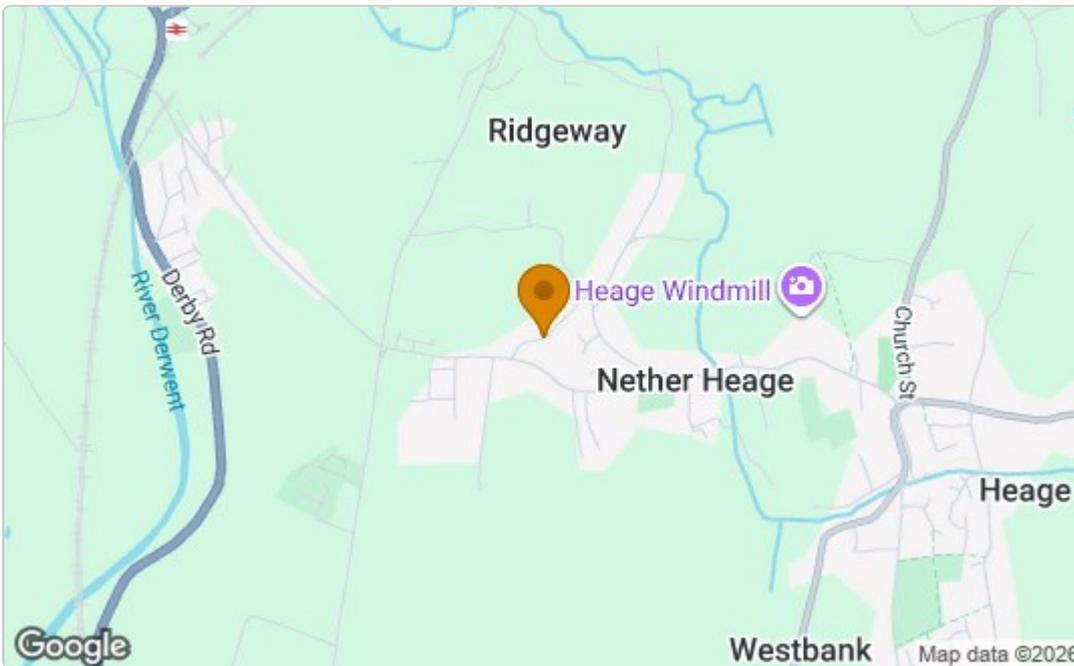
Approx. 31.6 sq. metres (340.0 sq. feet)



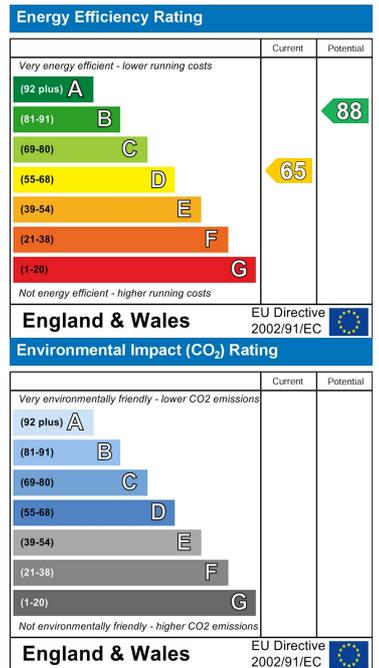
Total area: approx. 63.2 sq. metres (680.1 sq. feet)

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Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.