



£795,000

Malthouse Lane, Belper DE56 2AS

Detached House | 5 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Spacious detached family home
- Stunning countryside views
- Semi rural location
- Ideal family purchase
- 5 bedrooms & 4 bathrooms
- Detached double garage with studio
- Modern open plan dining kitchen

Property Description

Derbyshire Properties are pleased to offer for sale this stunning and individually designed five bedroomed family home with quality interior and detached double garage with studio, whilst enjoying superb countryside views across Heage Windmill.

Main Particulars

This fabulous five bedroom family home offers accommodation over three storeys, located in the sought after village of Nether Heage. The property occupies an elevated position, enjoying countryside views across Heage Windmill and in brief comprises; oak entrance porch with Minton tiled floor, reception hallway with bespoke oak and glass staircase, home office, sitting room with multifuel stove and bi-fold door opening into the garden. There is an impressive living dining kitchen with Siemens appliances, separate utility and ground floor shower room. To the first floor is a master bedroom with dressing room / bedroom five, two further double bedrooms and a family bathroom. The second floor has a gallery suite comprising of a large bedroom, shower room and study area. The property benefits from ample off road parking, detached double garage with studio and front and rear gardens. The property would ideally suit large families and extended families and we recommend an early internal inspection to avoid disappointment.

Ground Floor

Entrance Porch

6' 6" x 6' 3" (1.98m x 1.91m) Constructed with stone built base and hardwood oak windows, doors and tiled roof. Having Minton tiled floor, light and power. Full height windows and composite entrance door provide access into

Reception Hallways

7' 9" x 12' 9" (2.36m x 3.89m) An impressive bespoke solid oak staircase with stylish glass balustrade climbs to the first floor, inset spot lighting and glazed oak doors open into

Home Office

6' 6" x 12' 1" (1.98m x 3.68m) There is a UPVC double glazed window to the front enjoying views and telephone point.

Living Room

12' 3" x 19' 7" (3.73m x 5.97m) A welcoming room with full height brick fireplace with oak mantel shelf and granite hearth housing a multi-fuel cast iron stove. There are twin UPVC double glazed window to the side, TV aerial point, satellite connection and bi-fold doors open onto steps into the garden.

Inner Lobby

Fitted with a range of built-in floor to ceiling cupboards providing storage and housing the pressurised hot water cylinder, Karndean wood effect flooring, inset spot lighting and glazed door into the kitchen.

Ground Floor Shower Room

7' 8" x 7' 8" (2.34m x 2.34m) Beautifully appointed with a four piece suite comprising double shower enclosure with drench shower head, bidet, low flush WC and wall

mounted wash hand basin, natural stone effect half tiling, inset spot lighting, extractor fan, heated towel radiator, Karndean wood effect flooring with under floor heating and UPVC double glazed window with granite sill.

Kitchen Diner

12' 3" x 26' 10" (3.73m x 8.18m) Comprehensively appointed with a solid wood painted dove grey base cupboards, drawers, eye level units and glazed display cabinets with granite work surface, upstand and splash back. A contrasting central island unit in navy with retractable electrical point, solid oak circular breakfast bar, vegetable baskets and deep pan drawer storage. Integrated appliances include twin Siemens electric ovens, induction hob, extractor hood, dishwasher, fridge freezer and wine cooler. There is mood inset spot lighting, under cupboard lighting, LED plinth lighting, oak effect Karndean flooring with under floor heating, UPVC double glazed windows to the front and side, a feature brick fireplace with granite hearth houses a cast iron multi-fuel stove and bi-fold doors open onto the rear garden. An oak framed glazed door opens into the :

Utility Room

5' 10" x 10' 4" (1.78m x 3.15m) Fitted with high gloss base units in contrast white and grey with wood block effect work surface over incorporates a stainless steel sink drainer with mixer taps and splash back tiling. There is plumbing for a washing machine, space for tumble dryer, wood effect Karndean flooring, UPVC double glazed window to the rear with granite sill and a half glazed composite entrance door opens to the front. A bespoke cupboard houses the wall mounted boiler and electrical installations.

First Floor

Landing

14' 0" x 15' 10" (4.27m x 4.83m) An impressive open gallery landing with glass balustrade and oak hand rail, UPVC double glazed window to the front elevation allowing stunning views over Heage, feature inset spot lighting and stairs climb to the second floor.

Master Bedroom

12' 2" x 11' 4" (3.71m x 3.45m) Having dual aspect UPVC double glazed windows to the side and rear enjoying countryside views and TV aerial point. The room extends to a dressing room with dual aspect UPVC double glazed windows to the front and side elevations with views over Heage windmill.

Dressing Room / Bedroom Five

9' 1" x 8' 1" (2.77m x 2.46m) Fitted with bespoke wardrobe with hanging and shelving facility.

Bedroom Three

12' 2" x 13' 8" (3.71m x 4.17m) There is a UPVC double glazed window to the rear elevation enjoying countryside views, TV aerial point, and network cable.

Bedroom Four

9' 2" x 12' 3" (2.79m x 3.73m) Currently being used has a hobby room. There is wood effect vinyl flooring with under floor heating, UPVC double glazed window to the front elevation enjoying views and TV aerial point.

Family Bathroom

7' 8" x 10' 4" (2.34m x 3.15m) Beautifully appointed with a four piece suite comprising deep free standing bath with stand taps with shower hose, walk-in shower enclosure with thermostatically controlled drench shower head, low flush WC and vanity wash hand basin with useful storage beneath. There is Karndean vinyl flooring

with under floor heating, complementary patterned wall tiling and contrast splash back tiling, heated towel radiator, extractor fan, inset mood spot lighting and UPVC double glazed window to the rear elevation with granite sill.

Second Floor

Master Suite

12' 3" x 17' 8" (3.73m x 5.38m) Stairs climb to an open study area with dual aspect dormer style window to the front and Velux skylight to the rear enjoying views, radiator, an oak door opens onto to an open gallery over the reception hallway with oak doors opening to:

Bedroom Two

12' 2" x 17' 9" (3.71m x 5.41m) With a dormer style window to the front elevation, radiator, TV aerial point and Velux skylight to the rear.

Shower Room

7' 8" x 6' 10" (2.34m x 2.08m) Appointed with a three piece suite comprising shower enclosure with thermostatic shower over, vanity wash hand basin and low flush WC, complementary tiling, heated towel radiator, vinyl flooring with under floor heating and Velux skylight to the rear.

Outside

Garage

19' 2" x 22' 6" (5.84m x 6.86m) There are twin electronic roller doors, light, power and external steps to the side provide access to the :

Studio

13' 0" x 22' 5" (3.96m x 6.83m) Currently being used as a work space there is a kitchenette with stainless steel sink drainer, light and power, inset ceiling spotlights and electric wall mounted radiator.

WC

5' 5" x 4' 8" (1.65m x 1.42m) With WC and pedestal wash hand basin.

Garden

To the front of the property there is a tarmac driveway providing car parking for several vehicles and leading to a detached double garage. There is dry stone boundary walling, outdoor lighting and power points. The front garden is laid nto lawn with flagstone path leading to the property, a well stocked flower bed has established trees, shrubs and flowering plants and an elevated seating area enjoys a high degree of privacy and stunning views over the valley and windmill, perfect for alfresco dining. There is a wooden shed. The rear garden enjoys an open aspect, which is accessed via Indian stone flagstone path, being laid to lawn with drystone boundary wall, there is sunken paved patio and steps to the property.

Disclaimer

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



		 Approximate total area* 450.00 sq ft Reduced basement 23.00 sq ft
		
		
Ground Floor Subbing 1	Floor 1 Subbing 1	*All measurements are approximate **Based on floor plan ***Measurements are for general guidance only and should not be relied upon for legal purposes. Planning permission may be required for certain alterations. 05471366

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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