



## High Edge Drive, Heage, DE56 2TB

This is a unique opportunity to purchase a fully-furnished home with all appliances and furniture included - and with no upward chain and vacant possession, it's a perfect starter home at a tremendous price. The home also has a garage, off-road parking for 2 vehicles, an easy-maintenance garden, conservatory, multifuel burner and even your own palm tree in the front garden! Overall, this is one of the best-value homes we've ever had the privilege to sell.

Located on a quiet cul-de-sac and with great views from the front garden all the way up to Crich Stand, several miles away, this semi-detached house has a lounge, kitchen-diner and conservatory on the ground floor. On the first floor are two bedrooms and the bathroom. To the rear is an easy-to-maintain garden.

There is space to park two cars on the driveway beside the home and a garage too.

The home includes all furniture shown (apart from the coffee table in the lounge) and a £500 Samsung washing machine.

Heage is a lovely village and the name Heage is a derivation of 'High Edge' - hence the name of this street. The village is located just north of Belper and within a short distance of Ripley. Three main A roads (A6, A610 and A38) as well as the train station at Ambergate and regular 'Sixes' bus service provide good transport links around the region. The Peak District, Nottingham and Derby are all within easy reach. In the village itself is the famous six-sail windmill, a primary school, grocery shops and three popular public houses.

- NO UPWARD CHAIN
- VACANT POSSESSION
- ALL FURNISHINGS AND APPLIANCES INCLUDED
- Samsung £500 washing machine included
- Off-road parking for 2 vehicles
- Garage
- Council Tax Band B
- Located on quiet and popular cul-de-sac
- Immaculate condition throughout
- Portway multifuel burner

**£200,000**

# High Edge Drive, , Heage, DE56 2TB

## Front of the home

Situated towards the end of a quiet cul-de-sac, this neat two bedroom home is of standard brick and tile construction. It has a square lawn with a palm tree sat proudly in the centre. On the left is a tarmac drive with space for 2-3 vehicles to park. Beyond is a brick-built garage with pitched tiled roof and a gate leading into the rear garden. At the front, a path leads to the front door, with a tiled gable porch overhead. Step through the part-glazed uPVC front door into the lounge.

## Lounge

14'5" x 12'11" (4.39m x 3.94m)

This spacious room has a Portway multifuel burner with flue set upon a modern black tiled hearth. The wide west-facing window lets lots of natural light into this carpeted room. There are three wall lights and a wall-mounted electric heater. Open stairs lead up to the first floor, with a space beneath, useful for storage. There are lots of power points, helping you to create flexible room layouts. A door with chrome handle leads through to the kitchen-diner.

## Kitchen-Diner

12'11" x 9'10" (3.95 x 3)

With country-style cabinets, there is space for a 4-6 seater dining table. The room has a tiled floor and large L-shaped worktop. From the left, a range of high and low cabinets include two glass-fronted display cabinets. There is an electric double oven with hob and extractor fan. Beside this is the aforementioned Samsung washing machine.

Beneath the east-facing window which looks out to the conservatory and rear garden is an integrated stainless steel sink and drainer with chrome mixer tap. There are more cabinets and drawers below the worktop on this side of the kitchen. Moving right and past the half-glazed uPVC door to the conservatory is a full-height cabinet with space and power for a fridge-freezer. The room also has a wall-mounted electric heater and ceiling light fitting.

## Conservatory

8'8" x 7'2" (2.65 x 2.2)

The neat conservatory has deep windows and double patio doors to the rear garden. It's a bright east-facing room that could also be used as a cosy reception room, home office or gym.

## Stairs to first floor landing

The carpeted stairs lead up from the lounge and have a pine balustrade on the right. At the landing there is a ceiling light fitting and loft hatch overhead. The landing heads left and right, with matching timber doors with chrome handles leading into both bedrooms and the bathroom. The loft has a pull-down ladder and is boarded, with lighting and insulation.

## Bedroom One

10'9" x 10'7" (3.3 x 3.25)

This large double bedroom has a wide west-facing window over rooftops to the hilly countryside beyond the village. Full-height triple fitted wardrobes have lots of hanging and storage space, including clever TV storage on a pivoting bracket.

The room is carpeted and has a ceiling light fitting with rotating fan and a wall-mounted electric heater.

## Bedroom Two

7'2" x 7'0" (2.2 x 2.15)

With a large east-facing window looking out over the rear garden, this single bedroom could also be a home office or nursery. It is carpeted and has a ceiling light fitting.

## Bathroom

9'10" x 5'4" (3 x 1.65)

The spacious bathroom has a bath with mains-fed shower over. The bath itself has a chrome mixer tap and pivoting glass shower screen. There is a ceramic WC with integrated flush and a ceramic pedestal sink with chrome taps. The tiled black floor contrasts nicely with the white walls, which are predominantly tiled. The room also has a ceiling light fitting, frosted double-glazed window, chrome heated towel rail and a door to a large storage cupboard, which has lots of shelving and houses the water tank.

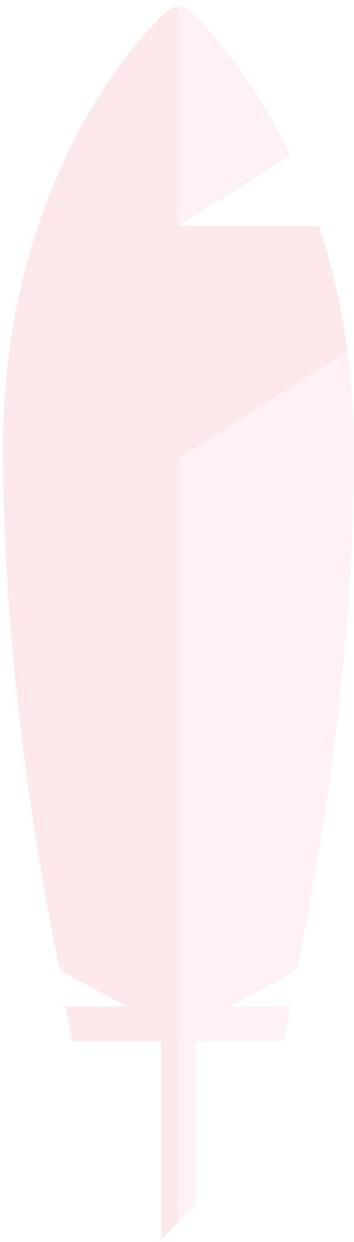


## Rear Garden

The east-facing garden gets the sun all day long - hence the raised patio area in the corner. There are slate beds on three sides and a small rectangular lawn, with a dining patio beside the conservatory. The whole garden is easy-maintenance and perfect for relaxing with friends and family. The garden is bordered on three sides by a timber fence.

## Garage

The garage is of standard brick and tile construction and has a south-facing window looking out to the rear garden.



**49 High Edge Drive**  
**Approximate Gross Internal Area**  
**66 Sq M / 710 Sq Ft**  
**(Excluding Garage)**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND, COMPANY NUMBER: 11836315