



## Hillside House, 34 Malthouse Lane, Nether Heage, Belper, Derbyshire, DE56 2AS

Price Guide **£825,000**



Situated in the sought after village of Nether Heage. A stunning individually built and styled modern family home constructed (2018 ) by the current owners to the highest specification. The quality five bedroomed accommodation has ample car parking, detached double garage with studio, gardens and stunning views over the Valley. Viewing is strongly recommended.



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The superb three storey, five bedroom quality home commands an elevation position enjoying stunning open countryside views. The welcoming accommodation comprises oak framed entrance porch with Minton tiled floor, reception hallway with bespoke oak and glass staircase, home office, sitting room with brick built fireplace with multifuel stove and bi-fold doors to the garden. An impressive living dining kitchen is well equipped with quality units, contrasting central island and fully integrated Siemens appliances, separate utility room and luxury ground floor shower room,

To the first floor there is the principle bedroom with dressing room / bedroom five, two further double bedrooms and luxury bathroom. The second floor has a gallery suite with large bedroom shower room and study area.

Benefitting from quality UPVC double glazed windows and doors, gas central heating with ground floor and first storey under floor heating system fired by a condensing boiler with pressurised hot water cylinder (serving the domestic hot water and central heating system) There is security alarm system and CCTV.

To the front of the property a driveway provides ample car parking, hardstanding and leads to a detached double garage with electric roller doors and studio above with

kitchenette and WC. There is a walled fore garden with seating area perfectly placed to enjoying the views of Heages' historic windmill and countryside beyond. The rear garden is laid to lawn with drystone boundary wall and sunny paved seating patio, perfect for alfresco dining.

Situated in the sought after village of Nether Heage, renowned for its historic windmill and countryside walks, there is a primary school, parish church and popular real ale pubs and restaurant. Close to major road links ie A610, A38 and M1 to Derby, Nottingham and Belper with its busy railway station, excellent shopping and leisure facilities and A6, providing the gateway to the stunning Peak District.

## ACCOMMODATION

### OAK FRAMED ENTRANCE PORCH

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 HALLWAY

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

12'4 x 6'7 (3.76m x 2.01m )

There is a UPVC double glazed window to the front enjoying views and telephone point.

## SITTING ROOM

19'10 x 12'4 (6.05m x 3.76m )

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, Karndeane wood effect flooring, inset spot lighting and glazed door into the kitchen.

## GROUND FLOOR SHOWER ROOM

7'10 x 7'10 (2.39m x 2.39m)

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, Karndeane wood effect flooring with under floor heating and UPVC double glazed window with granite sill.

## IMPRESSIVE LIVING DINING KITCHEN

27' x 12'4 overall (8.23m x 3.76m overall)

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 Karndeane 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**

10'6 x 6' (3.20m x 1.83m)

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**

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.

### **PRINCIPLE BEDROOM**

12'5 x 11'8 extending to 26' (3.78m x 3.56m extending to 7.92m)

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, overlooking the windmill.

### **DRESSING ROOM/ BED 5**

9'3 x 8'3 (2.82m x 2.51m )

Fitted with bespoke wardrobe with hanging and shelving facility.

### **LUXURY FAMILY BATHROOM**

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.

### **BEDROOM THREE**

14'5 x 12'5 (4.39m x 3.78m )

There is a UPVC double glazed window to the rear elevation enjoying countryside views, TV aerial point, and network cable.

### **BEDROOM FOUR**

12'7 x 9'4 (3.84m x 2.84m )

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.

### **TO THE SECOND FLOOR SUITE**

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

### **SHOWER ROOM**

Appointed with a three piece suite comprising shower enclosure with thermostatic shower over, vanity wash hand basin and low flush WC, complementary tiling, vinyl flooring, heated towel radiator, vinyl flooring with under floor heating and Velux skylight to the rear.

### **BEDROOM TWO**

17'4 x 12'4 (5.28m x 3.76m )

There is a dormer style window to the front elevation enjoying views over the valley and windmill, radiator, TV aerial point and Velux skylight to the rear elevation.



## OUTSIDE

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.

## GARAGE

22' 6 x 18' (6.71m 1.83m x 5.49m)

There are twin electronic roller doors, light, power and external steps to the side provide access to the :

## STUDIO

22'4 x 11'7 (6.81m x 3.53m )

Currently being used to has a work space there is light, power, twin dormer style windows to the front, inset spot lighting, electric wall mounted radiator and fitted with a kitchenette with stainless steel sink drainer. There is a WC and wash hand basin.

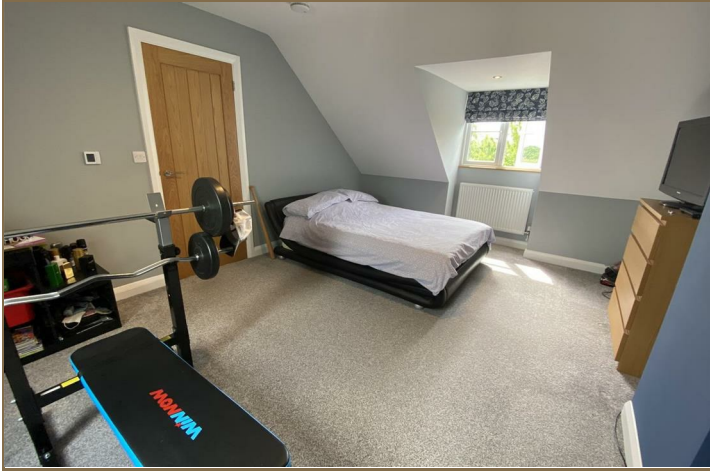
## GARDEN

The front garden is laid into 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.

## TO THE REAR

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.





## Road Map



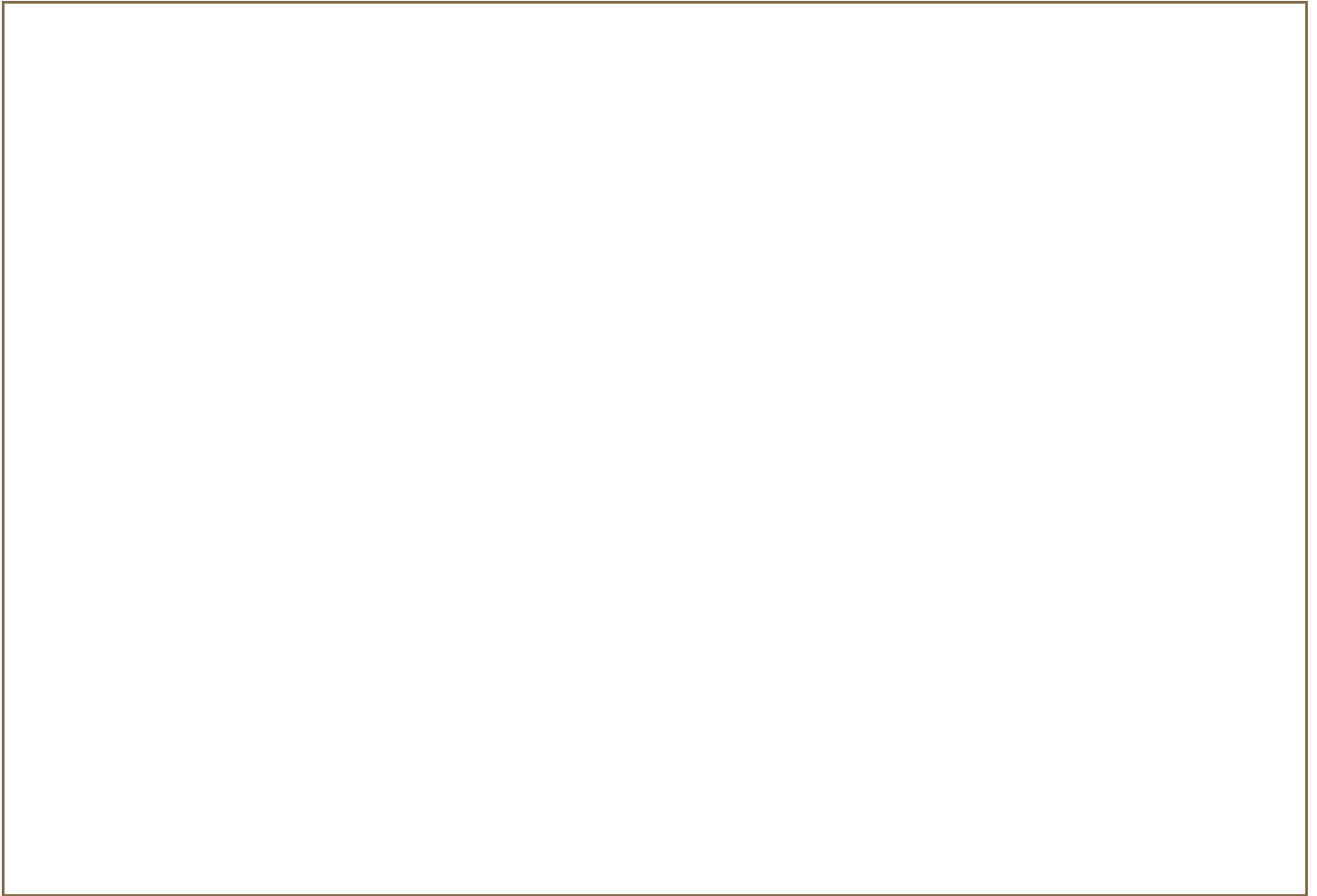
## Hybrid Map



## Terrain Map



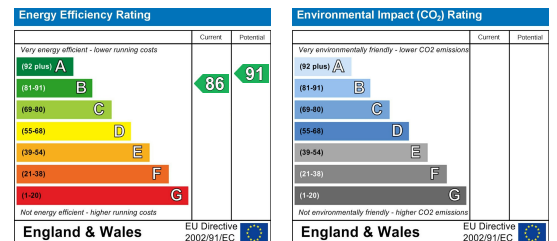
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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