

Allen Lane, Fritchley, Belper, Derbyshire. DE56 2FX

£695,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this superb example of a contemporary split levelled detached home located in a sought-after village location. The location of Fritchley borders Crich and Ambergate and benefits from fantastic road links to include the A610, A6 and A38. Local amenities can be found within 1 mile radius in the village of Crich, offering:- award-winning bakery, butchers, post office, restaurant and highly regarded local public house. The property itself offers truly stunning open plan living spaces with contemporary award-winning exhibited gardens, ample parking and garage. Also benefiting from a superb elevated position that offers beautiful countryside views. The properties offered with no upward chain and an immediate internal inspection should be undertaken to avoid disappointment of this true rarity hitting the open market .

FEATURES

- Architect Designed Split Level Detached Bungalow
- Contemporary Striking Design
- Exhibited Landscaped Gardens
- Superb Elevated Position
- 3 Bedroom, 2 Reception Room
- Beautiful Open Plan Living Space & Kitchen
- Sought After Village Location With Stunning Views
- Viewing Absolutely Essential
- No Chain
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Ground Floor

Reception Hall

2.86m x 1.84m (9' 5" x 6' 0") Entered via bi-fold doors from the front elevation, ceramic tiled floor covering, wall mounted alarm control panel and thermostat, wall lighting and staircase leading to the 1st floor landing. Additional doorway accesses the utility room were access to the integral garage can be found.

Utility Room

3.99m x 3.26m (13' 1" x 10' 8") Entered via the entrance hall, base mounted storage unit housing a stainless steel sink drainer with mixer taps and tiled splashbacks. Vinyl floor covering and internal door to garage.

Integral Garage

4.98m x 5.09m (16' 4" x 16' 8") With electric up and over door, light and power.

First Floor Landing

Access via the main entrance hallway with double glazed picture window to front elevation framing views of the surrounding countryside, bespoke hardwood staircase with attractive glass banister leads to the main lounge area.

Open Plan Living Room

8.35m x 5.17m (27' 5" x 17' 0") This beautifully designed spacious, light and airy room benefits from a superb floor to ceiling corner window offering beautiful views. Solid wood floor covering with under floor heating, exposed beams to ceiling, decorative wall lighting and spotlighting, media unit, wall mounted video entry system additional double glazed windows to the rear elevation provide even more natural light. A floor to ceiling feature door leads out onto the front garden terrace, and the feature focal point of the room is a cast iron log burner set within a chimney breast alcove with large slate hearth.

Kitchen area

3.31m x 5.19m (10' 10" x 17' 0") This beautifully designed modern kitchen comprises of a range of matching wall and base mounted units with granite work surfaces and splashback housing with one and a half bowl stainless steel sinks and mixer taps. The kitchen offers a number of integrated appliances to include fridge/freezer, washing machine, dryer, Neff double electric oven and convection microwave oven, induction hob and stainless steel extractor canopy over. Solid wood floor covering with under floor heating, under cupboard lighting, breakfast bar area, decorative lighting, exposed beams and additional double glazed windows to rear elevation.

Inner Hallway

With the continuation of the solid wood floor covering from the lounge and kitchen areas. A light and airy hallway leads to all bedrooms, snug and bathroom with further exposed beams and double glazed windows creating high levels of light.

Snug

3.12m x 4.01m (10' 3" x 13' 2") Entered via the inner hallway through a obscured door with two adjoining internal windows, under floor heating with tiled floor covering and bi-fold doors leading out onto a superb sun terrace.

Bedroom 3

3.10m x 4.04m (10' 2" x 13' 3") With double glazed floor to ceiling window offering superb countryside views to the front elevation, spotlights to ceiling, exposed beams, underfloor heating and TV point.

Bedroom 2

3.09m x 4.04m (10' 2" x 13' 3") With double glazed floor to ceiling window to the front elevation, exposed beams and spotlighting.

Bathroom

2.35m x 2.15m (7' 9" x 7' 1") This beautiful contemporary four piece bathroom suite comprises of a WC, pedestal wash hand basin and panelled bath with shower attachment and feature corner cascading tap. In addition to this a large shower enclosure with rainfall shower, tiled floor and walls, spotlights extractor fan and wall mounted chrome heated towel rail.

Inner Hallway

The continuation of the floor covering from the lounge, kitchen leads to an internal door with glass inserts that allows for direct access into a dressing area servicing the master bedroom, with an additional door to the side elevation.

Dressing Room

4.45m x 1.95m (14' 7" x 6' 5") With double glazed obscured door with adjoining side panel, wall mounted lighting, double glazed windows, exposed beam and range of fitted wardrobes providing useful storage and hanging space. Door opening lead to:-

Master Bedroom

3.25m x 2.98m (10' 8" x 9' 9") With double glazed floor to ceiling window to the front elevation offering superb elevated countryside views, spotlights and beams to ceiling, solid floor covering with under floor heating and internal door leading to the en-suite shower room.

En-Suite

2.36m x 1.68m (7' 9" x 5' 6") This modern contemporary three piece shower suite comprises of a WC, vanity unit with attractive semi-circle design and large shower enclosure with rainfall shower over and complementary glass shower screen. Part tiling to wall, extractor fan and spotlights to ceiling, floor to ceiling obscured window, tiled floor covering, wall mounted heated towel rail and useful high gloss floor to ceiling storage cupboard.

Outside

The front elevation offers a large driveway that carves out two areas of garden one being a raised low maintenance front garden with an array of planting and feature timber decking terrace. The other being a natural flower bed with conifer screening. The property then offers a wealth of parking and a paved entertaining terrace with gardens. An integral garage with up and over door and built-in log door. Throughout the gardens there are different lighting and security elements, and a stunning display of contemporary gardening with a range of inset planting creating a seamless link between the gardens and the surrounding countryside. The front garden has been landscaped with gravelled inset pathways, stocked flowerbeds and borders with timber fencing and wall boundaries to neighbouring property. Steps lead to a timber decking terrace that is ideal for morning coffee situated next to the main living space. The primary garden offers an even larger entertaining terrace which is paved with steps down leading to a large and highly private area with a beautiful range of planting.



FLOORPLAN & EPC

