

Chesterfield Road Farm, Chesterfield Road, Oakerthorpe.

£460,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom individual, extended detached property. Occupying enviable countryside location and benefitting from full renovation, the property proves to be a wonderful family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Cloakroom, Dining Kitchen extension to rear to ground floor with two double Bedrooms, the family Bathroom and further En Suite to the first floor, whilst the second floor hosts a further double bedroom with En Suite and balcony with far reaching views.

Externally, the property has a block paved driveway for up to ten cars to the front elevation, with timber fencing securing the space. To the rear elevation the property hosts a wonderful entertaining space featuring a mixture of artificial lawn and raised patio seating area ideal for relaxing. The rear garden also boasts timber built shed providing a great deal of outdoor storage space or further potential to convert into outdoor bar/office area. Timber fencing encloses the area.

FEATURES

- Countryside views
- Ideal Family Purchase
- Holiday Let Potential
- Village Location
- Recently Renovated Throughout
- Three Double Bedrooms
- Family Bathroom & Two En Suites
- Extended Accommodation With Viewing Recommended



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door from the front elevation, with wood effect flooring and carpeted stairs rising to the first floor. Doorway to Lounge.

Lounge

7.11m x 3.54m (23' 4" x 11' 7") Boasting large double glazed bay window to front elevation, the centre piece of this room is a fitted log burner on raised tiled hearth with exposed brick surround. Wood effect flooring hosting underfloor heating throughout. Doorway to Hallway.

Inner Hallway

Accessed via the Lounge, with double glazed window to side elevation, doorway to understairs cupboard for storage and doorway to Guest Cloakroom.

WC

1.63m x 0.90m (5' 4" x 2' 11") With pedestal hand wash basin fitted with splashback panel and low level WC, this space features a continuation of the wood effect flooring whilst benefitting from a wall mounted heated towel rail and wall fitted extractor unit.

Dining Kitchen

4.34m x 3.83m (14' 3" x 12' 7") This elegant extended space benefits from roof lantern ceiling and full width double glazed bifold doors accessing the rear enclosed garden. The Kitchen features a range of base cupboards and eye level units, which cleverly work together to integrate a range of appliances, covered by complimentary worktops. Appliances include; Integrated fridge freezer, Integrated dishwasher, Inset stainless steel sink, electric oven and electric hob with accompanying extractor hood. Tiled splashback covers the entire work space with spotlights to the ceiling and underfloor heating also featuring.

First floor Landing

A carpeted space with doorways accessing Bedroom two & three and the family Bathroom. Double glazed window to side elevation and stairs rising to second floor.

Bedroom Two

2.94m x 2.68m (9' 8" x 8' 10") With double glazed window to front elevation, wall mounted electric radiator, carpeted flooring and fitted closet space behind sliding wooden door providing hanging/storage capacity. Access to En Suite.

En Suite

1.76m x 1.71m (5' 9" x 5' 7") A three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. This En Suite hosts cleverly integrated shelving amongst the completely tiled walls, with double glazed obscured window to front elevation, wall mounted heated towel rail, shaving point and wall fitted extractor fan.

Bedroom Three

2.71m x 2.67m (8' 11" x 8' 9") With double glazed window to rear elevation, wall mounted electric radiator, carpeted flooring and fitted closet space behind sliding wooden door providing hanging/storage capacity.

Bathroom

1.75m x 1.70m (5' 9" x 5' 7") A three piece suite including; Bath unit, pedestal handwash basin and low level WC. With double glazed obscured window to rear elevation, wall mounted heated towel rail and wall fitted extractor unit built into completely tiled walls.

Second Floor Landing

Bedroom One

4.65m x 2.05m (15' 3" x 6' 9") Boasting double glazed French doors to rear elevation accessing Juliet balcony with far reaching countryside views, Bedroom one also comes equipped with wall mounted electric radiator, carpeted flooring and extensive fitted closet space with sliding doors. Access to En Suite.

En Suite

1.83m x 1.71m (6' 0" x 5' 7") A three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. The walls are completely tiled, with double glazed obscured window to rear elevation, wall mounted heated towel rail, shaving point and wall fitted extractor fan.

Outside

Externally, the property has a block paved driveway for up to ten cars to the front elevation, with timber fencing securing the space. To the rear elevation the property hosts a wonderful entertaining space featuring a mixture of artificial lawn and raised patio seating area ideal for relaxing. The rear garden also boasts timber built shed providing a great deal of outdoor storage space or further potential to convert into outdoor bar/office area. Timber fencing encloses the area.

Council Tax

We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



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