

Brackenfield View, Wessington.

£450,000 Freehold

FOR SALE

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home in the idyllic village of Wessington. Located in walking distance of reputable 'Horse and Jockey' pub/restaurant whilst remaining conveniently positioned for access to nearby town of Alfreton and A38/M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, Lounge, Dining Kitchen, Utility Room and WC to the ground floor with four double Bedrooms, family Bathroom and further En Suite to first floor.

Externally, the property boasts front lawn with off road parking for multiple vehicles to the side elevation with access to single detached Garage. The rear enclosed garden is mainly laid to lawn with entertaining patio accessed via bi fold doors from the house ensuring a great entertaining space no matter the season.

FEATURES

- Family Home
- Stunning Dining Kitchen With Bi-fold Doors To The Rear Garden
- Countryside Location
- Driveway parking with garage
- Family Bathroom, En Suite And Downstairs WC
- Downstairs Underfloor Heating



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door, with wood effect flooring and carpeted stairs rising to first floor.

Study

9' 11" x 6' 6" (3.02m x 1.98m) With double glazed windows to front and side elevation, underfloor heating and carpeted floor coverings.

Living Room

13' 11" x 13' 4" (4.24m x 4.06m) With double glazed bay window to front elevation and log burner on raised hearth with decorative wooden beam over. Underfloor heating throughout with carpeted flooring coverings.

Kitchen

20' 8" x 13' 5" (6.30m x 4.09m) Impressive Dining Kitchen featuring 'island' housing induction hob with overhead extractor hood and base cupboards for storage. Further eye level units and base cupboards provide storage with complimentary worktops that integrate further appliances such as; Double oven, dishwasher, wine fridge and inset sink. Wood effect flooring extends to Dining Space where double glazed window features to side elevation and double glazed bi fold doors access rear enclosed garden ensuring a fantastic entertaining space. Underfloor heating runs throughout.

Utility Room

6' 7" x 6' 0" (2.01m x 1.83m) With worktop space of its own housing inset sink, the Utility Area also features under counter plumbing/power for washing machine and tumble dryer. Composite door with obscured glass accesses the driveway.

Downstairs WC

5' 5" x 3' 1" (1.65m x 0.94m) Featuring corner handwash basin and low level WC with tiled flooring.

First Floor

Landing

Accessing all four double Bedrooms and the family Bathroom. Double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom One

13' 8" x 11' 0" (4.17m x 3.35m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

6' 5" x 4' 2" (1.96m x 1.27m) A three piece suite comprising double walk in shower, vanity handwash basin and low level WC. Tiled splashback covers the units whilst double glazed obscured window to side rear elevation, wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

10' 4" x 8' 5" (3.15m x 2.57m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 11" x 6' 0" (2.41m x 1.83m) A four piece suite comprising; Tiled shower cubicle, bath with further shower attachment, vanity wash basin and low level WC. Tiled splashback covers the units whilst double glazed obscured window to side rear elevation, wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

Outside

Externally, the property boasts front lawn with off road parking for multiple vehicles to the side elevation with access to single detached Garage. The rear enclosed garden is mainly laid to lawn with entertaining patio accessed via bi fold doors from the house ensuring a great entertaining space no matter the season.

Council Tax

We understand that the property currently falls within council tax band E, with North East Derbyshire 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.



FLOORPLAN & EPC

