

Sleetmoor Lane, Somercotes, Derbyshire.

£299,995 Freehold

REDUCED

 DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



 DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this beautifully presented and skillfully extended Traditional Semi Detached House. The house has been sympathetically modernised yet retains character and many original features.

Accommodation comprises an Entrance Porch, Hallway, modern cloakroom/WC, Lounge with feature fireplace and cast iron Log burner and a real feature is the light and airy, extended Dining Area/Kitchen which has Bi folding doors onto the rear garden and patio. To the first floor are Three Bedrooms and a modern Bathroom with a three piece suite.

The house benefits from double glazing throughout and gas central heating.

A driveway provides off road parking for 2/3 vehicles.

There is a delightful, mature garden to the rear which comprises an extensive pave patio with raised borders and a lawned garden beyond. The garden is well stocked with mature trees, shrubs and flowering plants. The lawned garden leads to a fabulous additional paved patio area with Timber Pergola over creating a covered Alfresco Living area with a Summer House/ potential home office beyond.

The house is well positioned for easy access to Alfreton, Ripley and connection with the A38 and M1. It is also perfectly positioned for exploring The Peak District and within easy reach of Alfreton Train Station.

An internal inspection is highly recommended to appreciate this lovely home.

## FEATURES

- A Skillfully Extended Traditional Semi Detached House
- Entrance Porch, Hallway And Cloakroom/WC
- Lounge With Feature Fireplace And Log Burner
- Open Plan Dining Room And Extended Kitchen
- Three Bedrooms
- Modern Bathroom With Three Piece Suite
- Driveway Providing Off Road Parking
- Delightful Cottage Style Gardens and Patios
- Alfresco Dining Area And Summer House
- Conveniently Positioned For Access to A38 And M1
- Guide Price £299,995 - £325,000



# ROOM DESCRIPTIONS

## Entrance Porch

Having a UPVc double glazed door providing access

## Entrance Hallway

Having an original entrance door with leaded and stained glass insert and original stained and leaded glass windows to the surround. There is a feature tiled floor, a central heating radiator, an under stairs cupboard which provides excellent storage space and stairs lead off to the first floor

## Downstairs WC

Appointed with a two-piece modern white suite comprising a wall mounted corner wash hand basin and a low flush WC with Metro style half tiling to the walls. There is a modern chrome heated towel rail, a wall mounted mirror and a double glazed window with cast iron latch to the side.

## Lounge

14'10 x 10'10 (4.53m x 3.32m)

With a feature Inglenook style fireplace with timber mantle and granite hearth housing a cast-iron log burning stove. There is an exposed wooden floor, double glazed box bay window to the front and a central heating radiator.

## Open Plan Kitchen / Diner

25'11 x 14'7 (7.92m x 4.47m)

Comprehensively fitted with a range of hand built, cream painted, base cupboards, drawers and eye level units with a wooden work surface over incorporating a one and a half bowl sink drainer unit with brushed steel mixer tap over. Having tiling to the splash back areas and integrated appliances include an electric oven, gas hob, extractor hood with light and a dishwasher. Having space for a American style fridge/freezer, an integrated wine rack, a luxury vinyl wood grain effect floor running throughout, a UPVc double glazed window to the side and double glazed bifold doors open to the rear garden and patio. Having feature double glaze Velux style skylight windows to the ceiling, an exposed timber beam, spotlights to the ceiling and characterful radiator. In the Dining Area there is a feature fireplace with stone lintel and brick backdrop. Having original pine built-in cupboards to the Alcoves.

## First Floor

### Landing

Having a double glazed window with cast iron handle, inset spotlighting and access is provided to the roof space

### Bedroom One

14'11 x 10'10 (4.57m x 3.31m)

With a feature cast iron fireplace with original tiled hearth, original picture rail, a central heating radiator and a UPVc double glazed window to the front elevation.

### Bedroom Two

11'4 x 10'3 (3.46m x 3.14m)

Having a central heating radiator and a UPVc double glazed window overlooking the rear garden

### Bedroom Three

6'6 x 5'11 (2.01m x 1.82m)

With a central heating radiator and a UPVc double glazed window to front elevation

### Bathroom

8'1 x 5'11 (2.01m x 1.82m)

Appointed with a white three-piece suite comprising a panelled bath with mains fed shower over and additional handheld shower attachment, a feature glass shower screen and Metro tiling to the surround. In addition there is a vanity wash hand basin with useful drawers beneath and tiled splash back and a low flush WC. Having a wood grain effect luxury vinyl floor, a feature heated towel rail, inset spotlighting to the ceiling and a UPVc double glazed window to the rear.

### Outside

To the front of property there is a block paved driveway which provides off-road parking for two vehicles. There is an outside light and a gate to the side provides access to a delightful and extensive rear garden.

The rear garden briefly comprises an extensive feature paved patio with timber railway sleepers to the surround and raised beds beyond. The patio leads to a lawned garden which is well stocked with a variety shrubs and flowering plants to the borders. This in turn, leads to a fabulous outdoor entertaining area which comprises a wooden pergola with paving beneath which makes an excellent alfresco dining/entertaining zone. Beyond is a detached timber Summer House/potential Home Office/ Hobby Room with double doors providing access, light and power.

### Council Tax

We understand that the property currently falls within council tax band B, 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.



# FLOORPLAN & EPC

