

Nethercroft Lane, Danesmoor.

£285,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

**DERBYSHIRE**  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this well presented three bedroom detached home located in Danesmoor. Boasting a corner plot in quiet Cul De Sac location, the property is ideally positioned for access to the M1 and A61 with a host of local amenities available in Chesterfield and nearby town of Clay Cross. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Dining Room and High Specification Kitchen to the ground floor whilst hosting three Bedrooms, the Family Bathroom and recently upgraded En Suite to the first floor.

Externally, the property benefits from a corner plot position boasting large block paved driveway fit to house several vehicles, detached garage and private enclosed garden to the side elevation featuring wonderful lawned and patio areas ideal for relaxing OR entertaining. The Garden is enclosed by a combination of timber fencing and gates.

## FEATURES

- Three Bedroomed Detached House
- Quiet Cul-De-Sac Position
- Corner Plot
- Two Reception Room and Downstairs WC
- High Specification Kitchen with Neff Appliances
- Recently upgraded en-suite
- Detached Garage
- Viewing Highly Recommended



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC double glazed door to the front elevation. With mini wall mounted radiator, wood effect flooring and carpeted stairs to the first floor. Doorways to Lounge, Dining Area and WC.

### Downstairs WC

Featuring pedestal hand wash basin with tiled splashback, low level WC, mini wall mounted radiator and wood effect flooring. Double glazed obscured window to the front elevation.

### Living Room

15' 5" x 10' 10" (4.70m x 3.30m) Accessed via doorway from Entrance Hall, with double glazed French doors accessing rear enclosed garden, double glazed window overlooking garden, wall mounted radiator and carpeted flooring.

### Dining Room

9' 11" x 7' 6" (3.02m x 2.29m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to Kitchen via glass panel doorway.

### Kitchen

13' 4" x 7' 4" (4.06m x 2.24m) Modern high specification kitchen fitted with a range of base cupboards and eye level units. The Kitchen hosts quartz worktops with a range of fitted appliances including: NEFF Induction Hob with overhead extractor hood, NEFF Oven, NEFF Microwave Oven, integrated sink and drainer unit and integrated dishwasher. Double glazed window to side elevation, wooden flooring and understairs storage cupboard complete the space. UPVC double glazed door with obscured glass panel provide access to garden via rear elevation.

### First Floor

### Landing

Providing access to all three Bedrooms and the Family Bathroom, this carpeted Landing also comes equipped with double glazed window to rear elevation, wall mounted radiator and loft hatch.

### Bedroom One

10' 10" x 8' 6" (3.30m x 2.59m) With double glazed window to the side elevation, wall mounted radiator and carpeted flooring. The room also comes equipped with fitted wardrobe housing ample hanging/shelving capacity. Access to En Suite.

### En-Suite

8' 5" x 3' 3" (2.57m x 0.99m) Recently upgraded this three piece suite includes, walk-in shower cubicle, vanity wash basin with under unit lighting and low level WC. Wall mounted heated towel rail, fully tiled walls, vinyl flooring and ceiling fitted extractor fan all feature. Double glazed obscured window to front elevation.

### Bedroom Two

9' 10" x 8' 7" (3.00m x 2.62m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Built-in wardrobe providing extra storage capacity.

### Bedroom Three

7' 6" x 6' 9" (2.29m x 2.06m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 6" x 6' 4" (1.98m x 1.93m) A three piece suite including bath with overhead shower, pedestal wash basin and toilet. The walls are partially tiled to cover all units. Mini wall mounted radiator, ceiling fitted extractor fan, vinyl flooring and double glazed obscured window to the side elevation complete the space.

### Garage

5.39m x 3.63m (17' 8" x 11' 11")

### Outside

Externally, the property benefits from a corner plot position boasting large block paved driveway fit to house several vehicles, detached garage and private enclosed garden to the side elevation featuring wonderful lawned and patio areas ideal for relaxing OR entertaining. The Garden is enclosed by a combination of timber fencing and gates. The detached garage is fitted with light and power of its own and industrial garage flooring.

### Council Tax

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

