

Newdigate Street, Derbyshire. DE7 6GZ

£210,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious period-style semi-detached home, positioned within the highly regarded village of West Hallam. The property occupies a generous plot and benefits from a superb private rear garden.

Internally, the accommodation comprises: side entrance hall, dining room, living room, modern kitchen and a separate utility room.

To the first floor, the landing provides access to two double bedrooms, each with ensuite facilities, along with a spacious bathroom which also serves as the master bedroom's ensuite.

We believe the property will ideally suit first-time buyers and young families, and an early internal inspection is strongly recommended to avoid missing out.

## FEATURES

- Beautiful Period Semi Detached Home
- 2 Double Bedrooms & 2 Reception Rooms
- Bathroom Off The Main Bedroom Plus addition En-Suite
- Superb Landscaped Garden
- Ideal First Home
- Sought After Derbyshire Village
- Kitchen & Utility
- Effortless Blend Between Old And New
- Viewing Essential
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Side Entrance Hall

Entered via a composite door from the side elevation, the hallway features decorative coving to the ceiling, an understairs storage cupboard, and internal doors leading to both the dining room and living room.

#### Dining Room

A welcoming reception space with a double glazed mock sash window to the front elevation, decorative coving, wall-mounted radiator, and attractive oak floor covering.

#### Living Room

A beautifully presented room with oak flooring, TV point, modern vertical wall-mounted radiator, and decorative coving to the ceiling. The focal point is the cast-iron log-burning stove set beneath an exposed timber lintel with a raised slate hearth. The room also benefits from a staircase rising to the first-floor landing and double glazed French doors opening onto the rear elevation.

#### Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a one-and-a-half bowl sink and drainer with mixer tap and tiled splashback areas. There is space for a fridge/freezer, a gas range cooker, and plumbing/space for both a washing machine and dishwasher. Additional features include under-cupboard lighting, tiled flooring, and two double glazed windows to the side elevation. A door leads to:

#### Utility Room

Fitted with matching wall and base units with roll-top work surfaces and a stainless steel sink and drainer unit. There is under-counter space and plumbing for a washing machine and fridge, tiled flooring, wall-mounted radiator, and double glazed windows to the side and rear elevations.

### First Floor

#### Landing

Accessed via the living room, featuring a ceiling-mounted loft hatch, decorative picture rail and a double-glazed window to the side elevation. Internal doors provide access to both bedrooms.

#### Bedroom One

Located to the rear of the property is this superb master suite, featuring a double-glazed window overlooking the rear garden, decorative coving, wall-mounted radiator, TV point, solid oak floorboards and a useful over-stairs storage cupboard. An internal door leads to:

#### Main Bathroom

Fitted with a four-piece white suite comprising a WC, pedestal wash handbasin, panelled bath with shower attachment, and a separate shower enclosure with a mains-fed shower. Finished with tiled walls, tiled flooring, a double-glazed obscured window and a wall-mounted radiator.

#### Bedroom Two

A front-facing double bedroom with a double-glazed window, decorative coving, solid oak floorboards and TV point. A door leads to:

#### En-suite

Comprising a WC and wall-mounted wash handbasin with part-tiled walls, decorative coving and tiled flooring.

### External

#### Outside

The beautifully landscaped, low-maintenance rear garden features pressed concrete pathways and patio areas positioned directly outside the kitchen and living room. These lead to a useful bin store and a spacious timber garden shed complete with light and power.

Beyond this, opening ranch-style gates reveal the first seating area with an attractive archway and well-stocked flowerbeds and borders.

The upper section of the garden includes a selection of raised vegetable beds and an additional seating area, all enclosed by timber fencing and mature hedgerow. To the very rear, the garden enjoys an open aspect over neighbouring fields, offering a wonderful sense of privacy and space.

### 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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