

Badger Lane, Woolley Moor.

£390,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stone built four bedroom detached home situated in much sought after village location. Boasting spacious and versatile living accommodation throughout alongside four double bedrooms, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen and Shower room to the ground floor with four double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from driveway parking for numerous vehicles to the front elevation leading to integral garage accessed via up and over door. Path leads to the rear enclosed garden where the garden is mainly laid to lawn alongside patio perfect for hosting or relaxing also features. The space is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Detached Family Home in Popular Village Location
- Four Double Bedrooms
- Driveway For Several Cars And Garage
- Walking Distance to Ogston Reservoir
- Ideal for access to M1 and Chesterfield
- Countryside Location



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via entrance door to front elevation with wall mounted radiator and doorways to;

Lounge

16' 7" x 12' 11" (5.05m x 3.94m) With double glazed bay window to front elevation with wall mounted radiator and internal French doors accessing Dining Room. The centre piece of the room is gas fireplace set in marble surround.

Dining Room

12' 11" x 9' 9" (3.94m x 2.97m) With wall mounted radiator, wall lights and double glazed sliding doors accessing rear enclosed garden.

Kitchen

15' 2" x 8' 6" (4.62m x 2.59m) Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of integrated appliances including; Gas oven, gas hob with accompanying extractor hood, fitted fridge freezer, fitted dishwasher and inset one and a half bowl stainless steel sink. Tiled flooring runs throughout whilst wall mounted radiator, double glazed window to rear elevation and UPVC double glazed obscured door accessing rear enclosed garden completes the space.

Downstairs Shower Room

8' 9" x 4' 10" (2.67m x 1.47m) A tiled three piece suite including; Shower cubicle, pedestal handwash basin and low level WC. Wall mounted heated towel rail and double glazed obscured window to side elevation completes the space.

First Floor

Landing

Accessing all four Bedrooms and the family Bathroom with mini wall mounted radiator and access to loft hatch.

Bedroom One

14' 3" x 11' 0" (4.34m x 3.35m) With double glazed window to front elevation, carpeted flooring and wall mounted radiator. Full length fitted wardrobe provides storage and hanging capacity whilst fitted dressing table with drawers also features.

Bedroom Two

15' 4" x 8' 11" (4.67m x 2.72m) With double glazed window to rear elevation, carpeted flooring and wall mounted radiator. Full length fitted wardrobe provides storage and hanging capacity

Bedroom Three

15' 3" x 10' 11" (4.65m x 3.33m) With double glazed window to front elevation, carpeted flooring and wall mounted radiator.

Bedroom Four

11' 2" x 8' 11" (3.40m x 2.72m) With double glazed window to rear elevation, carpeted flooring and wall mounted radiator.

Bathroom

8' 1" x 7' 11" (2.46m x 2.41m) A tiled four piece suite comprising; Bath with shower attachment, corner shower cubicle, vanity handwash basin and low level WC. The space also has carpeted flooring, mini wall mounted radiator, double glazed obscured window to rear elevation and ceiling fitted extractor unit.

Outside

Externally, the property benefits from driveway parking for numerous vehicles to the front elevation leading to integral garage accessed via up and over door. Path leads to the rear enclosed garden where the garden is mainly laid to lawn alongside patio perfect for hosting or relaxing also features. The space is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

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

