

Spring Road, Riddings, Derbyshire.

£500,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this stunning individual property situated within a private cul de sac location on the outskirts of Riddings Village. Only an internal inspection will warrant the location and accommodation this property has to offer. The accommodation in brief comprises; Entrance Hallway, open plan Lounge/Diner with dual aspect log burner and vaulted ceiling. The spacious Kitchen has built in appliances and a lobby leads to a ground floor Cloakroom and access to the Garage which houses the gas central heating boiler. On the first floor the Master Bedroom has a four piece En-suite with extensive views and there are three further good sized Bedrooms and Family Bathroom. Outside; this is where the property comes into its' own, having substantial mature gardens with extensive views over woodland. There is ample parking for several vehicles/caravan standing plus an integral garage. Offered with a guide price of £500,000 - 525,000, Call us now to arrange a viewing. You won't be disappointed.

## FEATURES

- Stunning Detached Individual Property On A Substantial Plot
- Viewing an Absolute Must
- No Upward Chain - Substantial Accommodation
- Open Plan Lounge/Diner With Original Features
- Kitchen & Utility Room, Ground Floor Cloaks
- Master Bedroom & Four Piece Ensuite With Stunning Views
- Three Further Bedrooms And Family Bathroom
- Extensive Mature Gardens Overlooking Woodland



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hallway

The property is approached via a modern composite front entrance door with feature stained glass panels which leads into the main entrance hallway. Having stairs to the first floor accommodation and slate effect tiled floor. Inset spotlights to the ceiling, central heating radiator.

### Lounge

19' 3" x 11' 8" (5.87m x 3.56m) With windows to all elevations plus a door leading out to the rear garden, there is an exposed wooden floor and an open fireplace with large tree trunk style mantel and an inset dual aspect log burning stove into the dining area. There are three Edwardian style radiators and television point

### Dining Area

21' 5" x 17' 6" (6.53m x 5.33m) Leading from the lounge area giving an open plan effect, having a vaulted style ceiling, exposed flooring and inset spotlights to the ceiling. Open plan fireplace with dual aspect log burner.

### Kitchen

13' 5" x 7' 7" (4.09m x 2.31m) plus 11'2 x 7'10 An L-shaped Kitchen area extensively appointed with a range of modern cream high gloss units with granite work surfaces over incorporating an inset one and a half bowl stainless steel sink, there are a range of built in appliances including a separate fridge and freezer, dishwasher, built in oven and microwave plus five ring gas hob with extractor hood over. There is gloss brick effect tiling to the splashback areas, inset spotlights to the ceiling and windows to the rear and side elevations plus side access door leading out to the rear garden. Vertical radiator and slate effect tiling to the floor areas.

### Rear Lobby

With door leading to the garage area and ground floor Cloakroom.

### Ground Floor Cloakroom

Fitted with a modern two piece suite comprising; low flush wc and vanity wash hand basin. Window to the side elevation, central heating radiator.

## First Floor

### Landing

The first floor accommodation is approached via a staircase with sensor lighting and glass side panels. There is a split level landing area also with sensor lighting.

### Master Bedroom

16' 8" x 9' 3" (5.08m x 2.82m) With a uPVC double glazed window to the rear elevation providing extensive open views, laminate flooring. Central heating radiator.

### En suite Bathroom

Beautifully appointed with a three piece suite comprising; separate shower enclosure, low flush w.c. and wash hand basin. Vertical radiator, tiled flooring.

### Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m) With a uPVC double glazed window to the front elevation, central heating radiator and television point.

### Bedroom 3

12' 5" x 8' 2" (3.78m x 2.49m) With a uPVC double glazed window to the front elevation, central heating radiator. Television point.

### Bedroom 4

With a uPVC double glazed window to the rear elevation, central heating radiator.

### Family Bathroom

Fitted with a modern four piece suite comprising; slipper style bath and French style doors leading to an open balcony area, separate shower enclosure, low flush w.c. and two vanity style oval shaped sinks with vanity units beneath. Vertical radiator with inset mirror.

### Outside

### Please Note

There are Solar Panels to the roof. We are currently awaiting information on these.

### Front Garden

The property is set back from the road and is approached via remote control gates leading on to the driveway which provides ample parking for several vehicles/caravan. There is an integral garage with power and lighting plus door leading into the property.

### Rear Garden

A stunning substantial rear garden area provides an open aspect with woodland to the lower perimeter. There is a variety of mature borders, shrubs and trees plus seating areas all of which offer an excellent degree of privacy.

### COUNCIL TAX

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



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