

Moss House, George Street, Riddings.

£220,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

**DERBYSHIRE**  
PROPERTIES  
SALES • LETTINGS • HOLIDAY HOMES



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this traditional and extended three bedroom home to the market.

Built circa 1884, the property was formerly a confectionary shop meaning it is bursting with character throughout whilst wonderfully supplemented by modern aspects carefully integrated by the current owner. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Area, Kitchen and versatile extension to the ground floor with three impressive Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from stunning rear enclosed garden mainly laid to lawn with fantastic raised patio accessed via bi fold doors from the house ensuring the perfect entertaining space. Further patio spaces to each end of the garden serve as the ideal spaces to relax or host whilst mature flower beds and shrubbery border the space. Brick built outhouse with light and power has the potential to be used as home gym, office or other workspace. There is further space to either side of the property allowing for additional storage whilst the entire area is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Walking Distance to Local Amenities
- Impressive Rear Garden
- Outhouse Buildings
- Traditional Extended Home
- Ideal For Access to A38 & M1
- Viewing Highly Recommended
- Three Bedroom Semi Detached
- Seamless Combination of tradition and modernity



## ROOM DESCRIPTIONS

### Dining Area

11' 6" x 10' 9" (3.51m x 3.28m) Accessed via wooden entrance door to front elevation with original parquet flooring, double glazed sash window to front elevation, exposed timber beams to ceiling and wall mounted radiator.

### Living Area

11' 7" x 9' 9" (3.53m x 2.97m) With double glazed sash window to front elevation, wall mounted radiator, exposed timber beams to ceiling and original parquet flooring. The centre piece of the room is exposed brick fireplace with wood burning stove.

### Kitchen

12' 7" x 10' 6" (3.84m x 3.20m) Featuring a range of base cupboards and eye level units with complimentary worktops over and fitted double oven and inset sink. AGA stove with three separate cooking compartments adds character and forms the centre piece of the room whilst tiled flooring, double glazed window to side elevation, under unit lighting and under stairs pantry completes the space. Double glazed French doors access Sun Room.

### Sun Room

13' 7" x 9' 7" (4.14m x 2.92m) Stunning extension with double glazed windows to side elevations, double glazed Velux windows to ceiling and double glazed Bi fold doors opening to rear enclosed garden. Stone window sills and stone tiled flooring compliment this broadly modern space.

### Landing

Accessing all three Bedrooms and the family Bathroom.

### Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m) With double glazed sash window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m) With double glazed sash window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 6" x 5' 10" (2.90m x 1.78m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs storage recess provides valuable storage capacity.

### Bathroom

12' 8" x 4' 6" (3.86m x 1.37m) A three piece suite comprising; Jacuzzi bath with shower screen and attachment, pedestal handwash basin and low level WC. Double glazed window to side elevation, wall mounted heated towel rail and wall fitted extractor unit complete the space.

### Outside

Externally, the property benefits from stunning rear enclosed garden mainly laid to lawn with fantastic raised patio accessed via bi fold doors from the house ensuring the perfect entertaining space. Further patio spaces to each end of the garden serve as the ideal spaces to relax or host whilst mature flower beds and shrubbery border the space. Brick built outhouse with light and power has the potential to be used as home gym, office or other workspace. There is further space to either side of the property allowing for additional storage whilst the entire area is secured by timber fencing making it ideal for those with pets and young children.

### 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

