

Newlands Road, Riddings, Derbyshire.

£475,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this stunning example of an executive detached chalet style bungalow, that boasts quality fixtures and fittings throughout. The beautiful living accommodation comprises of a reception hall, two double ground floor bedrooms, superb family bathroom with freestanding oval bathtub, large spacious lounge with log burner, kitchen/dining room and conservatory to the rear elevation. To the first floor a light and air landing provide access to 2 further double bedrooms and bathroom. Externally, the property is approached via electric gates that provide parking for numerous vehicles that give access to detached garage with workshop and fully boarded loft space. Stunning landscaped gardens to side and rear elevations. A fully enclosed private rear garden with beautiful outlook. We recommend that the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Executive Detached Chalet Style Bunaglow
- Sought After Location
- Four Bedrooms
- Large Conservatory
- Detached Garage with Workshop
- Stunning Landscaped Gardens
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Porch

Entered via composite door from the side elevation, tiled floor covering and double glazed sealed unit door leading into the main reception hall .

Reception Hallway

This beautiful hallway has large porcelain tiles, staircase to first floor landing, under stairs feature alcove, wall mounted radiator, decorative dado rail and coving. Wooden doors access all downstairs rooms.

Lounge

18' 0" x 15' 4" (5.49m x 4.67m)

With double glazed windows to the front and side elevations, decorative coving and ceiling rose, two wall mounted radiator and TV point. The feature focal point of the room is a modern eCoFlame multi fuel stove with decorative stone surround and raised hearth. Double glazed sliding patio doors lead to the conservatory.

Kitchen/Diner

19' 9" x 11' 0" (6.02m x 3.35m)

The superb kitchen comprises of a range of wall and base mounted units with granite transformations worktop (10 year guarantee) incorporating a one and a half bowl sink drainer unit with mixer taps. Gas 'Belling' range with built extractor canopy over, under covered lighting, porcelain tiled floor covering, wine cooler, space and plumbing for American style fridge freezer, integrated dishwasher, wall mounted radiator, spotlights to ceiling and feature dresser matching the kitchen that provides additional storage space, glass display cabinets and cupboard lighting. TV point, double glazed windows to the rear and side elevations benefiting from remote control blinds and door allowing for direct access onto the rear garden.

Conservatory

24' 6" x 10' 0" (7.47m x 3.05m)

Constructed from a brick base with UPVC windows and pitched roof is the stunning conservatory . Wood floor covering, electric panel heaters, wall mounted air-conditioning unit and double glazed French doors lead out onto garden.

Bedroom One

11' 6" x 10' 0" (3.51m x 3.05m)

With double glazed bay window with bespoke shutters to the front elevation, wall mounted radiator, decorative coving and ceiling Rose. The bedroom has range of built bedroom furniture that includes wardrobes, cupboards and dressing table.

Bedroom Two

10' 0" x 9' 10" (3.05m x 3.00m)

With double glazed bay window with bespoke shutters to the front elevation, wall mounted radiator, decorative coving and range of fitted wardrobes provide storage and hanging space

Bathroom

11' 4" x 11' 0" (3.45m x 3.35m)

This light and airy spacious bathroom comprises of a three piece suite to include an encased WC, large vanity unit with bespoke cupboards, countertop and wall units with inset sink. Freestanding oval bath with floor mounted taps and shower attachment over, large shower enclosure with rainfall head shower and separate attachment with complementary glass screening, spotlights, extractor fan, fully tiled walls and floor, chrome heated towel rail and double glazed obscured window.

First Floor

Landing

Accessed via the reception hall is this spacious light and airy landing with double glazed cottage style window to the rear elevation, storage space located in the roof eaves, dado rail, wall mounted radiator, exposed beams and internal doors accessing two further bedrooms, bathroom and linen storage cupboard.

Bedroom Three

11' 1" x 11' 0" (3.38m x 3.35m)

Located to the front aspect and having cottage window to the front elevation, wall mounted radiator, fitted wardrobes.

Bedroom Four

15' 10" x 8' 0" (4.83m x 2.44m)

With double glazed cottage style window to the rear elevation, wall mounted radiator and fitted wardrobes.

Bathroom

11' 4" x 7' 0" (3.45m x 2.13m)

Comprising of a three-piece suite to include encased WC, corner bath with shower attachment and large vanity unit with a range of storage cupboards and useful countertop. Tiling to walls, wall mounted extractor fan, tiled floor covering, double glazed obscured window, wall mounted heated towel rail and spotlighting to ceiling.

Walk in Linen Storage

8' 0" x 3' 2" (2.44m x 0.97m)

Linen storage and easy accessible.

Outside

The property is approached via remote control electric gates with intercom system, this leads to a block paved driveway area that provides parking for numerous vehicles and gives access to detached brick built garage with electric door.

The front has fencing that encloses the property from neighbouring properties and raised stocked flowerbeds and borders with a range of shrubbery and mature tree. The front garden also offers electric points as well as the side and rear of the garden.

The beautiful rear garden is mainly laid to lawn with pressed concrete pathways and Indian sandstone entertaining Terrace. Stocked flowerbeds and borders, raised timber decking area, timber fence boundaries, outside lighting, security cameras, burglar alarm and water.

To the side elevation is a brick built outhouse that has been converted into a utility room. The utility room comprises of a full length countertop with under counter space and plumbing for washing machine and fridge freezer. Wall mounted cupboards provide extra storage shelving, wall mounted heater and double composite door.

Outdoor dog shower with hot and cold water taps.

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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