

High Street, Riddings.

£335,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this NEW four bedroom home to the market. Nestled in the much sought after village of Riddings, the property boasts enviable position on limited development. we recommend an early internal inspection to avoid disappointment.

Internally, the property offers 1220 square feet of living accommodation and briefly comprises; Entrance Hall, Lounge, WC, Dining/Living/Kitchen to the rear and Utility Room to the ground floor. The first floor hosts sizeable landing, four Bedrooms, family Bathroom and a further En Suite.

Externally, the property seamlessly blends in with it's traditional surround whilst benefitting from impressive plot. The driveway boasts parking for several vehicles to the front elevation with mature trees and timber fencing adding to its presence. The rear enclosed garden is a superb space featuring fabulous entertaining patio accessed via French doors from the kitchen and substantial lawned area ensuring the perfect environment to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

## FEATURES

- New Build Home
- Much Sought After Village Location
- Driveway For Several Vehicles
- Fantastic Rear Garden
- High Specification And Finish Throughout
- Four Bedrooms
- WC, En Suite And Family Bathroom
- No Upward Chain



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator, carpeted stairs rising to first floor and oak/glass panel doorways to;

### Lounge

4.23m x 4.03m (13' 11" x 13' 3") With double glazed sash window to front elevation, wall mounted radiator and carpeted flooring.

### WC

With low level WC and handwash basin with cabinet storage. Wall mounted heated towel rail and tiled splashbacks for units complete the space.

### Open Plan Kitchen / Diner / Living Area

6.24m x 3.92m (20' 6" x 12' 10") A stunning family space with double glazed French doors opening to the patio and double glazed sash window overlooking the garden. The kitchen itself features an attractive range of base cupboards and eye level units with complimentary worktops over and a range of high specification fitted appliances including; Bosch induction hob with accompanying extractor hood, electric oven, inset one and a half bowl sink, dishwasher and double fridge freezer that provides a wealth of storage capacity. Kitchen kickboards benefit from inset lights whilst wood effect flooring extends to the dining/living area where wall mounted radiator and TV point are situated. Access to Utility Room.

### Utility Room

Benefitting from cupboard space, stylish worktops and inset sink of its own, this utility room also benefits from wall mounted radiator, extractor unit and double glazed window to side elevation.

### First Floor

### Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space benefits from loft hatch access and wall mounted radiator.

### Bedroom One

4.00m x 3.54m (13' 1" x 11' 7") With double glazed sash window to front elevation, wall mounted radiator, TV point and carpeted flooring.

### En-Suite

2.51m x 0.99m (8' 3" x 3' 3") A tiled three piece suite including; Shower cubicle with inset shelving, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed window to side elevation completes the space.

### Bedroom Two

3.32m x 3.05m (10' 11" x 10' 0") With double glazed sash window to rear elevation, wall mounted radiator, TV point and carpeted flooring.

### Bedroom Three

3.41m x 2.72m (11' 2" x 8' 11") With double glazed sash window to rear elevation, wall mounted radiator, TV point and carpeted flooring.

### Bedroom Four

2.65m x 2.39m (8' 8" x 7' 10") With double glazed sash window to front elevation, wall mounted radiator, TV point and carpeted flooring.

### Bathroom

2.52m x 2.42m (8' 3" x 7' 11") A tiled four piece suite including; Corner shower cubicle, freestanding bath, vanity handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor unit and double glazed obscured window to side elevation complete the space.

### Outside

Externally, the property seamlessly blends in with it's traditional surround whilst benefitting from impressive plot. The driveway boasts parking for several vehicles to the front elevation with mature trees and timber fencing adding to its presence. The rear enclosed garden is a superb space featuring fabulous entertaining patio accessed via French doors from the kitchen and substantial lawned area ensuring the perfect environment to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

### Outside

Externally, the property seamlessly blends in with it's traditional surround whilst benefitting from impressive plot. The driveway boasts parking for several vehicles to the front elevation with mature trees and timber fencing adding to its presence. The rear enclosed garden is a superb space featuring fabulous entertaining patio accessed via French doors from the kitchen and substantial lawned area ensuring the perfect environment to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

### 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.
7. Some images are CGI generated for the purpose of furniture representation and staging.







FLOORPLAN & EPC

