

Wagstaff Lane, Jacksdale, Nottinghamshire.

£400,000 Freehold

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## PROPERTY DESCRIPTION

Sitting on a generous plot with stunning, far reaching views to front and back is this Traditional Detached House. The house is conveniently positioned for easy access to Alfreton, Derby, Nottingham and connection to the A38 and M1.

Well proportioned accommodation comprises: Porch, Entrance Hallway, Dining Room, Lounge with French Doors to the rear garden, a modern fitted Kitchen, Utility Room and a Cloakroom/WC. To the first floor are Four Bedrooms, En Suite to Bedroom One and a Family Bathroom with four piece suite. There is an interesting boarded and fully carpeted Attic with Skylight windows, radiator and which is accessed by a fixed staircase from Bedroom Three.

Mature gardens to the front and rear with open, far reaching countryside views. Extensive Driveway which offers parking for several vehicles and would also comfortably house a Motor Home, caravan etc. The original garage has been converted to a workroom, with internal access, UPVC double glazed French Doors to the front, radiator and power and could be further converted to a play or reading room or home office.

An internal inspection is strongly recommended to appreciate this lovely Family Home.

## FEATURES

- Traditional Detached Family Home
- Entrance Porch And Hallway
- Lounge And Separate Dining Room
- Modern Fitted Kitchen
- Utility Room And Cloakroom/WC
- Large Workroom
- Four Bedrooms And A Family Bathroom
- En Suite To Bedroom One
- Extensive Driveway
- Gardens Front And Rear With Countryside Views
- Easy Access To Derby, Nottingham And Connection With A38 and M1



# ROOM DESCRIPTIONS

## Entrance Porch

Having a UPVC double glazed door with double glazed windows to the front. There is a tiled floor and a UPVC double glazed door providing access to the hallway

## Hallway

Having a feature original wooden floor, a central heating radiator, a window to the porch and an under stairs cupboard providing excellent storage space. Stairs lead off to the first floor and there is an additional full height storage area under the stairs.

## Dining Room

140 x 124 (4.29m x 3.77m)

With a feature fireplace with marble effect hearth and surround housing an electric fire. There is a wood grain effect luxury vinyl floor, an original dado rail, a central heating radiator and a UPVC double glazed bay window to the front, overlooking the garden.

## Lounge

125 x 1011 (3.81m x 3.34m)

Having a feature fireplace with Oak lintel, tiled hearth and housing an electric cast-iron style stove. There is a central heating radiator and UPVC double glazed French doors with UPVC double glazed windows to the surround, provide access to, and views of the garden.

## Kitchen

122 x 89 (3.73m x 2.67m)

Comprehensively fitted with a range of modern, Grey high gloss base cupboards, drawers and eye level units with a complementary work surface over incorporating a stainless steel sink/drain unit with mixer tap/ instant boiling water tap over. Integrated appliances include an induction hob, modern extractor fan with inset lighting, electric oven, microwave, refrigerator and dishwasher. There is feature splash back, a wood grain effect luxury vinyl floor, inset spotlighting to the ceiling and a UPVC double glazed window overlooking the rear garden

## Laundry Room

117 x 91 (3.54m x 2.77m)

Having a range of fitted wall units and a base cupboard with a complementary work surface over incorporating a stainless steel circular sink/ drainer unit with mixer tap. Having tiling to the splash back areas, plumbing for an automatic, washing machine, a feature tiled floor and a central heating radiator. A UPVC double glazed door provides access to the garden with a UPVC double glazed window to the side. Having a built-in cupboard providing excellent storage space and a door provides access to the garage/store

## Cloakroom/WC

Appointed with a two-piece suite comprising wall mounted wash hand basin and a low flush WC with half tiling to the walls and a tiled floor. Extractor fan and light.

## Workroom

The integral garage has been converted to a workroom with internal access, UPVC double glazed French doors, a radiator and is plumbed for an additional washing machine should it be required. There is potential for this to be further converted to a playroom or home office.

## First Floor

## Landing

With doors providing access to all rooms

## Bedroom One

170 x 92 (5.20m x 2.81m)

Well appointed with a range of fitted bedroom furniture comprising full height wardrobes, overhead cupboards, bedside drawers and a dressing table with drawers. There is inset spotlighting to the ceiling, a central heating radiator and a UPVC double glazed window to the front elevation providing excellent far reaching views of the local countryside. Access is provided to a roof space

## En-Suite

91 x 51 (2.79m x 1.56m)

Appointed with a three piece modern white suite comprising a double walk-in shower cubicle with folding shower doors and shower over, a vanity wash hand basin with useful cupboards beneath and a low flush WC. Tiling to all splash back areas and full tiling to the shower enclosure, inset spotlighting to the ceiling, a central heating radiator, a wall mounted mirror and a UPVC double glazed window with frosted glass

## Bedroom Two

139 x 122 (4.21m x 3.71m)

With central heating radiator and a UPVC double glazed window to the front elevation providing far reaching countryside views

## Bedroom Three

124 x 1010 (377m x 3.30m)

With a central heating radiator and a UPVC double glazed window to the rear elevation overlooking the garden and countryside beyond. A fixed staircase leads to the Attic space which has two double glazed skylight windows and is fully boarded with additional storage cupboards.

## Bedroom Four/ Office

71 x 61 (2.18m x 1.86m)

With a UPVC double glazed window to the front elevation and a central heating radiator.

## Bathroom

810 x 87 (2.70m x 2.63m)

Appointed with a four piece white suite comprising a paneled bath, a separate shower cubicle with shower over and glass shower doors, a wash hand basin and a low flush WC. There is half tiling to the walls and fully tiled shower enclosure, a central heating radiator, wall mounted mirror, light and feature glass shelf. Having an extractor fan, an electric shaver point and a UPVC double glazed window with obscure glass. There is inset spotlighting to the ceiling and a built-in cupboard

## Outside

The property sits nicely back from the road on a generous plot with an extensive driveway which provides ample off road parking for several vehicles and would easily accommodate a campervan or motorhome. The front garden is mainly laid to lawn with shrubs and flowering plants to the surround. A gate to the side of the house provides access to the rear.

The rear garden comprises an extensive paved patio with lawned garden beyond. There are two garden sheds which provides excellent storage space. The garden enjoys an open aspect with countryside to the rear.

## Council Tax

We understand that the property currently falls within council tax band D, with Ashfield District 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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