

Handley Lane, Clay Cross, CHESTERFIELD.

£399,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom character cottage. Skilfully renovated throughout, the property perfectly combines modernity and tradition whilst boasting an enviable rural position, just a five minute drive from Ogston Reservoir. We anticipate high early interest so recommend an early internal inspection to avoid disappointment.

Internally the property briefly comprises; Entrance Hall, Lounge, Bedroom One, Shower Room, Open Dining Kitchen and Conservatory to the ground floor whilst Bedroom Two is situated on the first floor.

Externally, the Cottage sits on elevated plot in quiet rural location. The Front of the property has a paved terrace with far reaching countryside views used to access the front door and there is a rear garden/patio area all bordered by timber fencing and stone walls allowing for maximum privacy. There is a further decked area currently housing a large shed.

## FEATURES

- Character & Charm Throughout
- Renovated Throughout
- Two Bedrooms
- Enviable Location
- Rare Opportunity To Purchase
- Idyllic Village Location
- Ideal for access to Chesterfield and M1



## ROOM DESCRIPTIONS

### Entrance Hall

4.57m x 1.50m (15' 0" x 4' 11") Accessed via composite door to front elevation, the Entrance Hall features original stone walls and wooden beam ceiling features whilst providing access to the Lounge, Shower Room and Bedroom One via Oak doors. Stone tiled flooring and wall mounted radiator both also feature.

### Lounge

4.46m x 4.18m (14' 8" x 13' 9") The main feature of the lounge is fireplace housing multi burner on raised hearth set in stone surround. Decorative wooden beams are found to the ceiling and above the doorways, double glazed window to front elevation and over the fireplace. Wall mounted radiator and wooden flooring both feature.

### Bathroom

2.41m x 1.79m (7' 11" x 5' 10") A three piece suite that includes; Wall mounted vanity wash basin, double walk in shower with built in shelving and toilet. With wall mounted heated towel rail, ceiling extractor unit and double glazed obscured window to the side elevation. The walls and flooring are entirely tiled.

### Bedroom One

4.48m x 4.12m (14' 8" x 13' 6") Housing feature fireplace set in stone surround, double glazed window to the front elevation, tiled flooring and wall mounted radiator. Decorative beams to the ceiling help contribute to the element of tradition whilst UPVC double glazed doors accessing the rear garden perfectly integrate modernity.

### Dining Area

7.13m x 2.58m (23' 5" x 8' 6") Enjoying open aspect to the Kitchen, the Dining Area comes equipped with wall mounted radiator, tiled flooring and exposed decorative wooden beams. Stairs to the first floor.

### Kitchen

2.75m x 2.69m (9' 0" x 8' 10") Featuring a wealth of base cupboards and eye level units all incorporated by designer work surfaces. The kitchen also hosts a range of integrated appliance such as; NEFF Oven, NEFF microwave oven, NEFF induction hob and overhead extractor. There is also a one and a half bowl sink built into the worktop and there are integrated dishwasher and washing machine units. With double glazed window to the side elevation and double glazed French doors accessing the conservatory. Under unit spot lights work to complete a smart finish.

### Conservatory

4.52m x 3.20m (14' 10" x 10' 6") Accessed via the Kitchen, the Conservatory hosts a series of UPVC double glazed windows to ensure a light seating area. Designer wall mounted radiator, tiled flooring and French doors accessing the rear garden complete the space.

### Bedroom Two

6.70m x 2.95m (22' 0" x 9' 8") With double glazed windows to the side and rear elevation, two wall mounted radiators and carpeted flooring. Additional storage space can be found on the landing area.

### Outside

Externally, the Cottage sits on elevated plot in quiet rural location. The Front of the property has a paved terrace with far reaching countryside views used to access the front door and there is a rear garden/patio area all bordered by timber fencing and stone walls allowing for maximum privacy. There is a further decked area currently housing a large shed.

### Council Tax

We understand that the property currently falls within council tax band B, with North East Derbyshire 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

