

Wetton Lane, Tibshelf, Derbyshire.

£385,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

A Superbly appointed Detached Dwelling occupying an enviable rural position with breathtaking countryside views, yet conveniently positioned within easy reach of local facilities including Primary and Secondary Schools, Shops, Pubs, The Five Pits Trail and connection with the A38 and M1.

Versatile accommodation includes a spacious Entrance Hall, a well fitted Breakfast Kitchen, generous Living Room with a multifuel cast iron stove, Three bedrooms (Master with En Suite) and a Family Bathroom with a four piece suite.

The property has the added benefit of UPVC double glazing, Gas Central Heating with a recently installed Combination Boiler, an Air Purifying System and Solar Panels which are owned by the property so transferable to new owners upon sale.

Outside, a driveway provides off road parking for several vehicles and leads to a Double Garage with twin doors, one being electric.

There are landscaped gardens to the front and rear and an extensive paved patio, ideal for Alfresco Living. There is a Garden Room/Home office, a delightful Summer House and a Greenhouse with raised beds to the surround.

An internal inspection is strongly recommend to appreciate this lovely property, position and views!

FEATURES

- A Superbly Presented Detached Dwelling
- Enviably Rural Location With Breathtaking Views
- Entrance Hall And Breakfast Kitchen
- Spacious Living Room With Multi Fuel Stove
- Three Bedrooms
- En Suite To Bedroom One
- Modern Family Bathroom With Four Piece Suite
- Driveway For Several vehicles And A Double Garage
- Landscaped Gardens Front And Rear
- Delightful Garden Room/Home Office



ROOM DESCRIPTIONS

Entrance Hallway

Approached via a wood grain effect UPVC double glazed door with UPVC double glazed windows to the side. There is a tiled floor, a radiator with wooden shelf over and access is provided to all rooms. There is a built in cupboard providing excellent storage space and a feature recess with shelving.

Lounge

24' x 18'4 (7.32m x 5.60m)

Having a cast iron multi fuel stove sat on a slate hearth with slate back drop. There are two radiators and a UPVC double glazed window to the side and front (the front providing far reaching countryside views)

Breakfast Kitchen

15'0 x 11'8 (4.58m x 3.57m)

Appointed with a matching range of solid wood fronted kitchen cabinets with brushed metal handles comprising base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a sink/drainage unit with mixer tap over. Having space for a cooker with extractor over, a larder unit, space for a Fridge/Freezer, plumbing for an automatic washing and dishwasher and space for a wine cooler. There is a central heating radiator, inset spotlights to the ceiling and a UPVC wood grain effect double glazed window to the front elevation, again taking in the fine views. The tiled floor extends from the hallway.

Bedroom One

12'7 x 11'8 (3.84m x 3.58m)

With a wood grain effect uPVC double glazed window to the rear elevation, a central heating radiator, Oak style laminate flooring and a full height fitted wardrobe with sliding doors which provides excellent hanging and storage space..

En-Suite

8' x 2'10 (2.45m x 0.88m)

Comprising a white three piece suite including a corner shower cubicle with a electric shower over, tiled surround and sliding glass doors, a wall mounted wash hand basin with tiled splash back and a low flush WC. There is a tiled floor, a wood grain effect uPVC double glazed window to the rear elevation and a central heating radiator .

Bedroom Two

13'3 x 12'3 (4.04m x 3.75m)

With a wood grain effect uPVC double glazed window to the rear elevation and a central heating radiator. Having a modern wood grain effect floor.

Bedroom Three / Office

11'4 x 8'2 (3.47m x 2.51m)

With a wood grain effect uPVC double glazed door and matching side panel opening out to the rear garden. There is a central heating radiator.

Bathroom

14'10 x 6'7 (4.54m x 2.02m)

Appointed with a four piece white suite comprising a panelled bath with handheld shower attachment over, a Vanity unit with cupboard space beneath, a low flush WC and a spacious built-in shower cubicle with glass shower door, full tiling to the walls and a mains fed shower over. The bathroom has floor tiling and half tiling to the walls. There is a central heating radiator and a built-in cupboard. There is a wall mounted mirror, an extractor fan and a UPVC double glazed window to the side. Having access to the roof void which has a pull down ladder, light and power.

Outside

To the front of the house is an additional area for off road parking. A driveway then sweeps to the Double Garage and provides further off road parking for several vehicles. From the front, paths lead around the side of the house and there is a path with steps rising to the front entrance door. The front garden is mature and is well stocked with a variety of shrubs and flowering plants. A further path leads to the side and rear.

To the rear there is an extensive paved patio with raised brick beds, outside lighting and power. A path leads to a lawned garden and the garden enjoys far reaching countryside views.

In addition, there is a timber Garden Room which would make an ideal office/work room/hobby room, and has light, power, windows and a paved Veranda to the front. There is a greenhouse with raised beds to the surround and a Summer House with light and power, perfect for alfresco living.

Hidden storage space is available to the side of the house.

Double Garage

23' 8" x 18' 4" (7.21m x 5.59m)

The double garage is integral below the property with twin up-and-over doors at the front, one manual and one remote controlled. The garage houses the recently installed combination gas central heating boiler and is equipped with strip lighting and power points.

Council Tax

We understand that the property currently falls within council tax band E, with Bolsover 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.



FLOORPLAN

