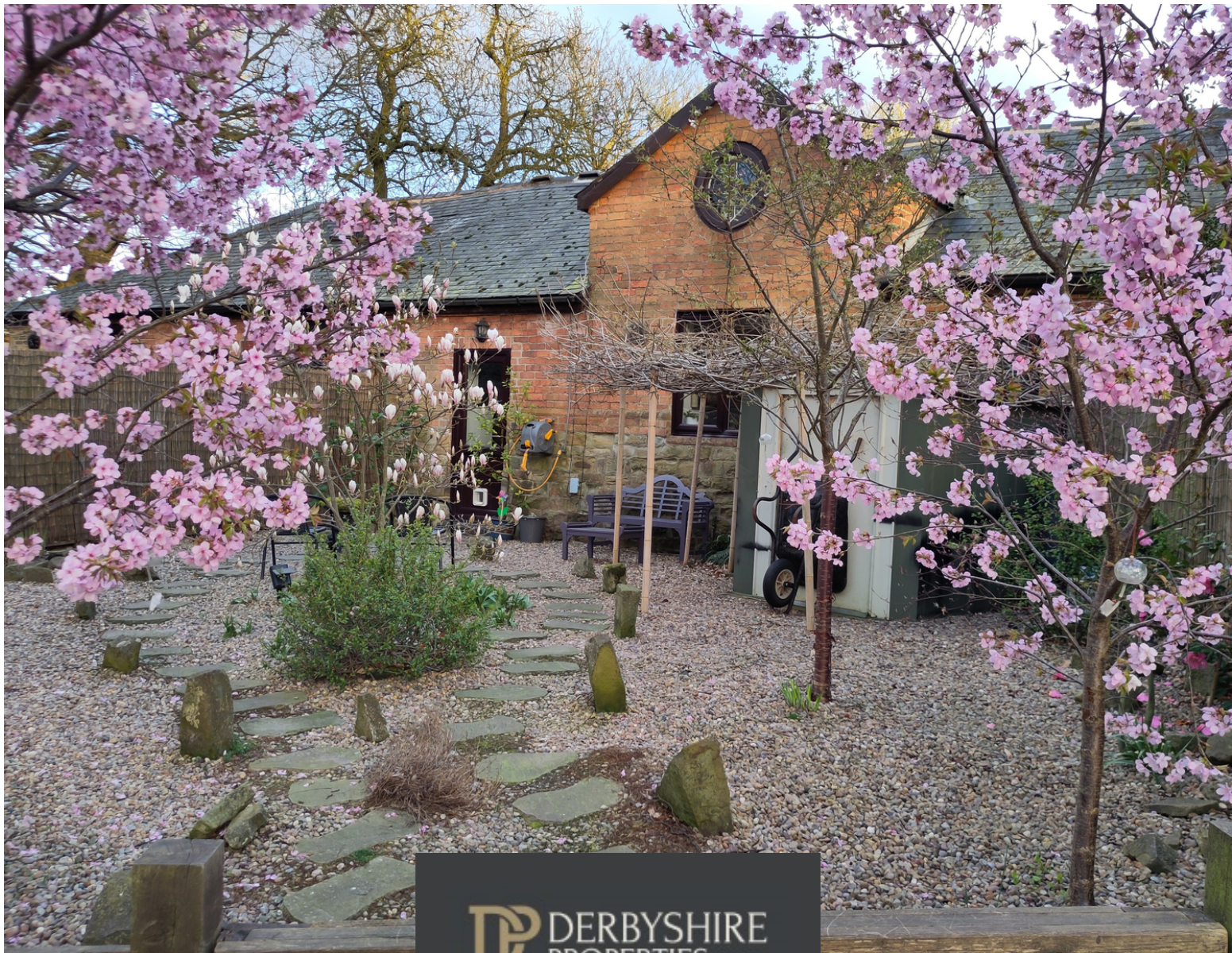


Park Mews, Church Street, Riddings.

£235,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this Character mews style property situated within a historic conservation area close to Riddings Park. The property forms part of a former Farm conversion which has been converted into an outstanding Mews Development. Accommodation briefly comprises: Feature Entrance Hall, Living Room, Fitted Kitchen, Bathroom and Two Bedrooms. Delightful Japanese style garden to the rear with views, parking, garage and electric car charging point. Viewing highly recommended to appreciate the charm and location of the property.

FEATURES

- Characterful Mews Cottage
- Double Height Entrance Hallway
- Living Room And Fitted Kitchen
- Two Double Bedrooms
- Bathroom With White Suite
- Delightful Japanese Style Garden With Views
- Secure Access, Parking And A Garage
- Electric Car Charging Point
- Recent full 1000mb fibre broadband installed
- Conservation Area Close To Riddings Park
- Viewing Essential To Appreciate Charm



ROOM DESCRIPTIONS

Entrance Hall

Having a door providing access to the front Courtyard, a radiator and a feature wooden staircase leading to the first floor.

Living Room

19' 1" x 9' 10" (5.82m x 3.00m)

Having a feature Fireplace. There are two radiators, a picture rail, feature coving to the ceiling, a double glazed window to the front and a UPVc double glazed door providing access to the rear garden. Access to large loft space which is boarded and has power.

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Comprehensively fitted with a range of wooden base cupboards, drawers and eyelevel units with a complimentary work surface over incorporating a sink/drainage with mixer tap over. There is tiling to the surround and integrated appliances include an electric oven and gas hob with extractor fan over. Having feature shelving with quarry tiles, a deep quarry tiled window recess with a UPVc double glazed window overlooking the garden, pull cord extractor fan and a radiator.

Bathroom

6' 10" x 6' 5" (2.08m x 1.96m)

Appointed with a three piece White suite comprising a panelled bath with electric shower over and glass shower over, a pedestal wash hand basin and a low flush WC. There is tiling to the walls, a radiator and a double glazed window..

Bedroom Two

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

Having a double glazed window to the front, a radiator and a picture rail.

First Floor Landing

Storage Room

Currently used as a walk in wardrobe, with hanging rails and plenty of storage space.

Master Bedroom

21' 8" x 10' 4" (6.60m x 3.15m) - Maximum measurements

A characterful room with exposed brickwork, exposed timbers, a feature circular window plus double glazed window and a radiator.

Outside

To the front of the property there is a cobbled Courtyard with door providing access and car turning space.

To the rear, electric gates lead to a secure Communal Parking area which leads to the rear of the property. There is allocated parking for 1 car and a single garage in a separate block with power.

The rear garden is laid out in a low maintenance, Japanese Style garden which is gravelled and well stocked with a variety of shrubs and flowering plants. There is outside power, lighting and a tap. A shed provides excellent storage space. Electric car charging point.

*Annual Service Charge - please ask for further details

Council Tax

We understand that the property currently falls within council tax band A, 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.



FLOORPLAN & EPC

