

Mapperley Lane, West Hallam, Derbyshire. DE7 6HN

£570,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious detached family home located on sizable corner plot position. The property was an architect design self build and offers a wealth of expensive fixtures and fittings throughout combined with spacious living areas. Located on a corner plot and offering parking for numerous vehicles and detached garage with landscaped gardens that provide beautiful views over surrounding rolling countryside. We believe the property would ideally suit families and an immediate internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Detached Garage and Driveway Parking
- Detached Family Home
- Popular Residential Location
- Corner Plot Position
- Views Over Surrounding Countryside
- No Upward Chain
- 3/4 Bedrooms
- Council Tax Band F



# ROOM DESCRIPTIONS

## Entrance Storm Porch

Located at the front aspect and providing a useful sheltered area entering the main hall.

## Reception hall

6.84m x 1.79m (22' 5" x 5' 10") Door with adjoining windows with attractive stained glass inserts leading in from the front elevation, solid oak floor covering, wall mounted radiator, bespoke oak staircase to 1st floor landing and internal oak doors allowing for access downstairs rooms.

## Living room

5.79m x 4.15m (19' 0" x 13' 7") This well proportioned light and airy room comprises of windows to the side elevation providing beautiful views over rolling countryside. Additional double glazed window to the front elevation, wall mounted radiators, oak floor covering and TV point. The feature focal point of the room is a cast iron log burner set into an Ingelnook fireplace with exposed brick backdrop, exposed timber lintel and raised stone hearth. Internal double doors lead to:-

## Farmhouse Kitchen/breakfast room

4.27m x 3.78m (14' 0" x 12' 5") This beautiful solid oak fitted kitchen comprises of a range of wall and base mounted units with granite work surfaces incorporating a large Belfast sink with tiled splashback areas. Integrated dishwasher, fridge and freezer, microwave oven, tiled floor covering, TV point, spotlights to ceiling, tiled floor covering, wall mounted radiator, double glazed window to the rear elevation and stable door to the side elevation. The feature focal point of the room is a gas range set into a chimney alcove with hidden extractor hood over with attractive oak surround. Internal door leads to:-

## Utility room

1.35m x 1.80m (4' 5" x 5' 11") With the continuation of the tiled floor covering from the kitchen, space and plumbing for an automatic wash machine and tumble dryer, wall mounted shelving, alarm control panel and thermostat control.

## Shower room

2.28m x 2.09m (7' 6" x 6' 10") This well appointed and spacious shower suite comprises of an encased WC with attached storage cupboards and useful vanity countertops. In addition to this a large vanity unit with inset sink and storage beneath. Fully tiled walls, spotlights extractor fan to ceiling, double glazed obscured window, Wall mounted chrome heated towel rail and large shower enclosure with mains fed shower and attachment over.

## Sunroom

4.00m x 3.98m (13' 1" x 13' 1") Located to the rear of the property is the spacious garden room constructed from a brick base and UPVC units with pitched roof. Tiled floor covering, TV point and double glazed French doors accessing a side entertaining terrace. (Stunning Views)

## First Floor

### Gallery landing

8.26m x 1.80m (27' 1" x 5' 11") Accessed via the reception hall is this spacious gallery landing with solid oak floor covering and feature double glazed bay window to the front elevation creating a pleasant reading or study area. Internal doors access all bedrooms and family bathroom, wall mounted radiator and two useful linen storage cupboards, provide ample storage and hanging space.

### Bedroom one

4.31m x 4.17m (14' 2" x 13' 8") With double glazed windows to the front and side elevations, space for wardrobes and wall mounted radiator. Internal door leads to:-

### Ensuite bathroom

Comprising of a WC, pedestal wash handbasin and corner spa bath with fully tiled walls and floor, spotlights and extractor fan to ceiling, Velux skylight and glass shelf.

### Bedroom Two

With double glazed windows to the front and side elevations, wall mounted radiator, space for bedroom furniture and ceiling mounted loft access point.

### Bedroom Three

1.77m x 1.85m (5' 10" x 6' 1") With double glazed windows to the rear and side elevations the latter providing stunning countryside views, wall mounted radiator and space for bedroom furniture.

### Office

1.77m x 1.85m (5' 10" x 6' 1") This small but perfectly usable room is an ideal space to work from home, currently used as an office.

### Main bathroom

2.47m x 4.19m (8' 1" x 13' 9") This Spacious and stunning period bathroom suite comprises of a WC, wall mounted wash handbasin feature claw footed roll top bath with centrally mounted taps and shower attachment. In addition to this there is a large shower enclosure with mains fed shower and attachment, wall mounted period style heated towel rail, double glazed obscured window, Velux skylight and contrasting fully tiled walls and floor.

### External

### Outside

The properties located on a sizable corner plot position and offers access via electrically operated iron gates with wall boundaries enclosing on all sides. The front elevation is a large block paved driveway providing parking for up to 10 vehicles. Beautifully landscaped manicured gardens can also be found with a front lawn with stocked borders and raised flowerbeds. A mature tree provides natural screening to neighbouring properties, gated access to Street and a detached brick built garage with electric door.

### Outside Continued..

To the side elevations can easily be accessed via timber garden gate and paved pathway leading to a further manicured lawn with stocked borders with a range of inset mature shrubbery and picket style fencing.

The lawn then expands to the rear elevation with stocked flowerbeds and mature shrubs can be found with an area of trellising leading to a vegetable garden with greenhouse and further stocked flowerbeds and borders.

The left hand side garden has been paved to create a large entertaining terrace ideal for outside entertaining, providing beautiful uninterrupted countryside views and is the ideal space for morning coffee.

### 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

