

High Street, Stonebroom, Derbyshire.

£375,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A rare opportunity to purchase this beautifully appointed, spacious, characterful , extended four bedroom detached house which enjoys a popular village location.

Accommodation Comprises entrance hallway, sitting room with study/snug, dining room, family living kitchen, utility room and cloakroom WC. Three double bedrooms to the first floor with a superb family bathroom. Principle bedroom suite to the second floor with dressing room and ensuite shower room. Parking to the rear with a Double Garage and Garden Room. There is a mature rear garden sized rear garden. All set on 480.88 square metres.

FEATURES

- Superbly Appointed Detached House With Character
- Entrance Hall And A Cloakroom/WC
- Living Kitchen With Utility Off
- Living Room and Dining Room
- Study/Snug
- Four Bedrooms And A Family Bathroom
- Master Suite With Double Bedroom/Dressing Room
- En Suite to Master Bedroom
- Mature Garden And Patio To Rear
- Off Road Parking And Double Garage To Rear



ROOM DESCRIPTIONS

Entrance Hallway

Having a feature Composite part glazed entrance door with glazed insert, reproduction Minton tiled floor, radiator, picture rail and an original feature dog leg stair case with turned spindles to balustrade and a useful under stairs storage area

Open Plan Living Kitchen

22'1 x 10'11 (6.74m x 3.34m)

Having an open plan sitting area with wooden floor, UPVc double glazed windows to the front and a radiator. The kitchen area is comprehensively fitted with a range of a range of grey handleless base cupboards, drawers and eye level units with a slate effect work surface over incorporating a stainless steel inset sink unit with a black glass drainer to the side, Appliances include a Kenwood five burner stainless steel gas hob with electric oven below, space for a larder fridge freezer, solid oak flooring, spot lighting to the ceiling and a UPVc double glazed window to the rear..

Utility Room

11'2 x 4'10 (3.42m x 1.49m)

With Plumbing and space for a washing machine and dishwasher, a roll top work surface over, oak flooring, spot lighting to the ceiling, radiator and a UPVc double glazed window to the side. A UPVc double glazed door to the side provides access. A cupboard houses the wall mounted Baxi gas combination boiler.

Cloakroom/ Downstairs WC

Having a low flush WC, vanity wash hand basin, stainless steel heated towel rail, spot lighting to the ceiling and oak flooring,.

Dining Room

11'10 x 11'2 (3.62m x 3.42m)

With a feature original oak block floor, a log burning stove inset to the chimney breast with most tiling to the insert, original alcove cupboards and shelving with feature lighting, original cornice and coving to the ceiling, UPVc double glazed window and a radiator.

Study

9'11 x 7'0 (3.03m x 2.14m)

Having a modern Minton style tiled floor, a UPVc double glazed window and open plan to the sitting room.

Living Room

12'8 x 9'6 (3.88m x 2.90m)

Having a contemporary radiator, three rectangular shaped windows, a vaulted ceiling and UPVc double glazed French doors open to the patio and rear garden. Open plan to the snug/study.

First Floor

Landing

Feature spacious landing with UPVc double glazed window, a picture rail and oak four panel doors opening to the bedrooms and bathroom.

Bedroom Two

14'5 x 11'9 (4.41m x 3.60m)

Two UPVc double glazed windows, radiator, picture rail and coving to the ceiling.

Bedroom Three

9'10 x 7'9 (3.00m x 2.37m)

UPVc double glazed window, radiator and picture rail, cornice to ceiling and ceiling rose.

Bedroom Three

11'7 x 7'11 (3.53m x 2.41m)

UPVc double glazed window, radiator and picture rail and cast iron feature fire place.

Bathroom

10'3 x 10 (3.14m x 3.07m)

Appointed with a white suite comprising a reproduction rolled edge ball and claw foot free standing bath, a low flush WC, walk-in shower enclosure with drench shower, extractor fan, glass shower screen, and a vanity wash hand basin. There is a stainless steel heated towel rail, a UPVc double glazed window, spot lighting to the ceiling with ceiling cornice, exposed brick chimney breast with cast iron feature fire place and laminate flooring.

Second Floor

Dressing Room

UPVc double glazed window, a central heating radiator, recessed wardrobe with rail and a dressing table.

Bedroom One

18'7 x 18'4 (5.68m x 5.61m)

Three double glazed Velux roof lights to the rear garden, UPVc double glazed windows to the the front, three eaves storage areas and cast iron radiator.

Shower Room

9'4 x 5'2 (2.87m x 1.58m)

Having a vanity wash hand basin, a low flush WC and a walk in shower cubicle with glass door and shower over. Tiled floor, a double glazed Velux style window and a contemporary radiator.

Outside

The rear, extensive, mature garden is mainly laid to lawn with feature patio areas and raised flower beds. Cobble entertaining patio area with a brick built pizza oven, timber patio decking areas.

To the rear vehicular access is provided by a private road located off the High Street which leads to the rear of the property with a five bar gate opening to the parking area for several cars. There is an additional parking area opposite the garage for a further three cars(approx)

Double Garage: , With an up and over door, power and light.

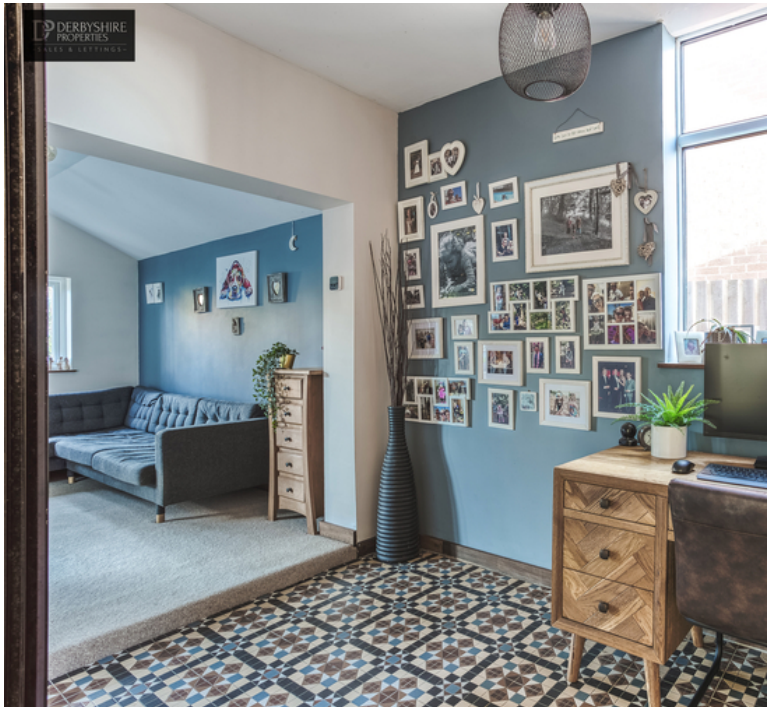
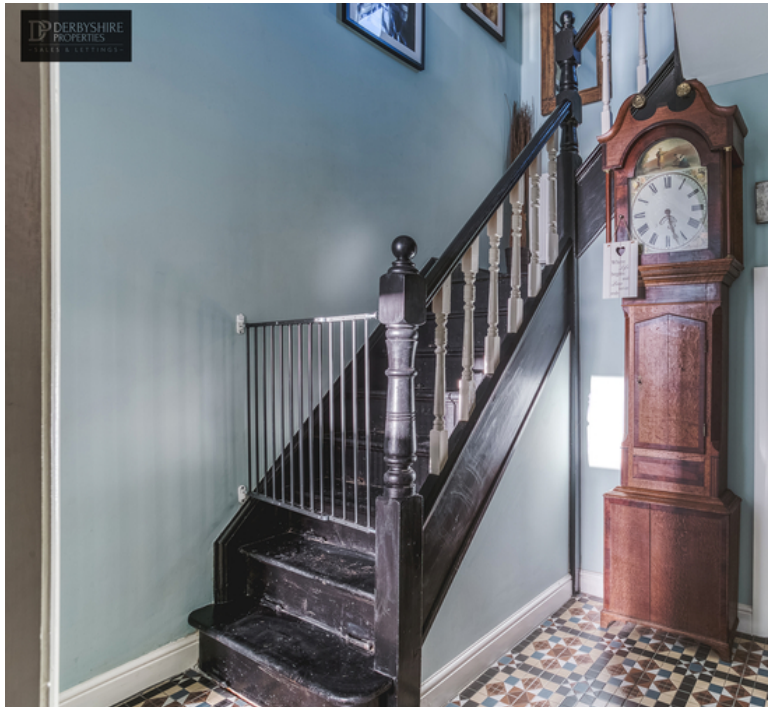
Garden Lounge: , Stone flag floor, double glazed timber windows enjoy the view to the rear garden.

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.
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