

Farm Close, Somercotes.

£325,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom detached family home in much sought after Cul de sac location. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Dining Kitchen and further Living/Dining Space to the ground floor with four Bedrooms, family Bathroom and En Suite to the first floor.

Externally, the property boasts an impressive plot nestled in the corner of private cul-de-sac which includes driveway parking for multiple cars to the front elevation leading to detached Garage fitted with light and power. The rear enclosed garden is mainly laid to lawn whilst also benefitting from entertaining patio perfect for hosting or relaxing, accessed via French doors from the house. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Walking distance to local amenities
- Detached Family Home In A Sought After Location
- Private Cul-De-Sac Location
- Double Bedrooms
- Detached Garage & Ample Off Road Parking
- Perfect for access to A38 and M1
- Private Rear Garden
- Walking distance to schools and parks



## ROOM DESCRIPTIONS

### Entrance

Accessed via composite door with obscured glass to front elevation, with wall mounted radiator, double glazed window to side elevation and doorways to;

### WC

Featuring low level WC and wall mounted handwash basin. Wood effect flooring runs throughout.

### Lounge

With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Gas fireplace on raised hearth with decorative wooden surround forms the centre piece of the room.

### Breakfast Kitchen

Featuring a wide range of base cupboards and eye level units with complimentary work surfaces over allowing for the integration of a range of appliances including; Double Bosch oven, five ring gas hob with accompanying extractor hood, fitted dishwasher and inset stainless steel one and a half bowl sink with mixer tap. Tiled splashback covers the entirety of the work surface and fitted breakfast bar whilst Amtico flooring runs throughout. Two double glazed windows feature to rear elevation whilst UPVC double glazed door to side elevation can be used to access rear garden. Access to walk-in Pantry.

### Dining Room

With double glazed window to front elevation, wall mounted radiator and Amtico flooring. Double glazed French doors access rear enclosed garden.

### Landing

With double glazed window to side elevation, carpeted flooring, airing cupboard for storage and access to loft space.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe unit provides impressive storage/hanging capacity. Access to loft which is boarded out for storage.

### En Suite

A tiled four piece suite including; Double walk in shower, jacuzzi bath, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan complete the space.

### Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A tiled three piece suite comprising; Double shower tray, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan complete the space.

### Outside

Externally, the property boasts an impressive plot nestled in the corner of private cul-de-sac which includes driveway parking for multiple cars to the front elevation leading to detached Garage fitted with light and power. The rear enclosed garden is mainly laid to lawn whilst also benefitting from entertaining patio perfect for hosting or relaxing, accessed via French doors from the house. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

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

