

Hurley Court, West Hallam, Derbyshire. DE7 6LG

£425,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this superbly extended and renovated detached family home, located within a quiet cul-de-sac position. The property offers stunning high specification open plan living throughout, creating a light and airy social space. The property benefits from extensions to the side, front elevations. We believe the property will ideally suit the modern family. The property briefly comprises of:- spacious living room with useful storage cupboard, beautiful open plan living/kitchen, cloakroom/WC, utility room and study. To the first floor there are four well proportioned bedrooms, family bathroom and master bedroom with dressing area and en-suite shower facility.

Outside the property offers ample parking to the front elevation via a resin driveway and the low maintenance rear garden offers a superb outbuilding with WC lighting and power (Currently used as a home bar) Potentially a business could be run from this building. Viewing is absolutely essential.

## FEATURES

- Extended Executive Detached Property
- 4 Bedrooms & 3 Bathrooms
- Superbly Presented Throughout
- Large Open Family Living Room
- Beautiful Open Plan Living Kitchen
- Study/Cloakroom & Utility Room
- Large Outbuilding (Currently used as a Home Bar)
- Master Suite With Dressing Room & En-Suite Shower
- Low Maintenance Gardens
- Ideal family purchase
- COUNCIL TAX BAND C



# ROOM DESCRIPTIONS

## Living Room

4.29m x 2.48m (14' 1" x 8' 2") 5.06m x 2.66m (16' 7" x 8' 9") Entered via composite door from the side elevation, two double glazed windows with bespoke fitted shutters to the front elevation, wood effect 'Karndean' floor covering, attractive panelling to walls, TV point, staircase to 1st floor landing, spotlights to ceiling and useful large storage cupboard. Door opening leads to:-

## Superb Open Plan Living Kitchen

5.33m x 5.09m (17' 6" x 16' 8") With the continuation of the Karndean floor covering from the living room and bi-fold doors to the rear elevation providing access to the rear garden. The beautiful bespoke kitchen comprises of range of wall and base mounted shaker style units with modern flat edged worksurfaces incorporating an enamel one and a half bowl sink drainer with mixer taps. The kitchen incorporates numerous appliances to include a stainless steel gas range with extractor hood over, dishwasher, wine cooler and space and plumbing for American style fridge/freezer. The feature focal point of the room is a central island with storage space housing the wine cooler. The dining area benefits from a Architect design pitched roof ceiling, wall mounted modern vertical radiator and internal sliding oak door leads to:-

## Utility Room

3.95m x 1.72m (13' 0" x 5' 8") With the continuation of the kitchen cupboards incorporating a single sink drainer with feature hot water tap, undercounter space and plumbing for both washing machine and tumble dryer, wall mounted shelving, tiled floor covering, panelling to walls, door to the rear elevation and internal door leading to:-

## Study

2.67m x 1.70m (8' 9" x 5' 7") With double glazed window to the front elevation with fitted bespoke shutters, wall mounted shelving, radiator, TV point and wood floor covering.

## Cloakroom/WC

With low-level WC, modern slimline vanity unit with tile splashback, wall mounted radiator, tiled floor covering,, double glazed obscured window to the rear elevation and wall mounted extractor fan.

## First Floor

## Landing

0.79m x 3.51m (2' 7" x 11' 6") Accessed via the living room with solid wood oak doors accessing all four bedrooms and family bathroom. Wall mounted period style radiator, ceiling mounted loft access point and bespoke storage alcove with shelving and lighting.

## Master Suite (Bedroom1)

3.61m x 2.80m (11' 10" x 9' 2") Located within the side extension is this beautiful master suite benefiting from double glazed window with bespoke shutters to the front elevation. Wall mounted period style radiator, pendulum lighting, TV point and door opening leads to:-

## Dressing Area

1.88m x 2.78m (6' 2" x 9' 1") With wood floor covering and space for both dressing table and wardrobes. Sliding internal oak door leads to.

## En-Suite Shower

1.15m x 2.67m (3' 9" x 8' 9") This beautifully appointed three-piece en-suite comprises of an encased WC with wall mounted 'push flush', vanity unit with tile splashback and large shower enclosure with rainfall headed shower and separate shower attachment with complementary glass shower screen. Wall mounted chrome heated towel rail, wood floor covering, double glazed obscured window, wall mounted electrical shaver point.

## Bedroom 2

3.46m x 3.27m (11' 4" x 10' 9") Double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture with useful linen storage cupboard.

## Bedroom 3

2.45m x 3.27m (8' 0" x 10' 9") With double glazed window with the bespoke shutters to the front elevation, wall mounted style radiator, wood floor covering, half wood panelling to walls and space for wardrobe.

## Bedroom 4

2.41m x 2.54m (7' 11" x 8' 4") (currently used as a dressing room) with double glazed window with bespoke shutters to the front elevation, wall mounted period style radiator and a range of bespoke fitted beautiful wardrobes providing ample storage and hanging space.

## Bathroom

2.41m x 2.54m (7' 11" x 8' 4") Complimenting the en-suite shower room is this beautifully appointed four piece bathroom suite that comprises of an encased WC, attractive vanity unit with inset bowl, large shower enclosure with rainfall head shower, shower attachment and glass complementary shower screen. The focal point of the room is a beautiful freestanding bathtub with wall mounted cascading waterfall tap. Wood floor covering, attractive tiling walls, double glazed obscured window, spotlights and extractor fan to ceiling.

## Outside

To the front elevation is a full width resin driveway providing parking for 2 to 3 vehicles with fenced and hedge boundaries to neighbouring properties and a range of stocked flowerbeds and borders. The low maintenance private garden is enclosed on all sides by timber fence boundaries and has a large paved porcelain patio terrace, attractive raised timber planting beds with a range of Shrubbery and herbs. The focal point of the garden is a large timber outbuilding that is currently used as a home bar.

## Large Outbuilding

This wonderful addition to this already amazing property is a large outbuilding currently used as a home bar with light power and plumbing. Double glazed window and French doors to front elevation, TV point and WC. We believe the outbuilding has a variety of uses from home gym, studio, office or children's playroom.

## 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

