

**5 BRACKENFIELD LANE  
WESSINGTON  
DERBYSHIRE DE55 6DW**



**O A £ 195,000**

**A very well presented three bedroom semi-detached home within a popular village location.**

This traditional brick and tiled semi-detached house has been well maintained and updated through recent years, offering an excellent opportunity for the growing family or perhaps professional couple seeking an easily managed home.

The well presented accommodation includes three bedrooms, two bathrooms and two reception rooms, the sitting room featuring a pine parquet floor and solid fuel stove. There are pleasant mature gardens and off street parking. The property is set back from the main thoroughfare off the centre of the village, handy for the neighbouring countryside, and also for the well respected primary school in the village and travel to the surrounding market towns.

Good road communications lead to the neighbouring centres of employment to include Alfreton, Matlock and Chesterfield, with the cities of Sheffield, Derby and Nottingham and commuter links via the A38 and M1 corridor all readily accessible.

- Well presented semi-detached home
- Ample off street parking
- Delightful village location
- Excellent opportunity for growing family or professional couple
- Nearby well respected primary school
- Good local amenities
- Three bedrooms
- Two bathrooms
- Two reception rooms
- Viewing highly recommended





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## ACCOMMODATION

A decorative glazed uPVC front door opens to an **entrance hallway** with stairs leading off to the first floor, window to the side and good grain laminate flooring. Modern oak veneer doors lead off to the ground floor accommodation, which includes...

**Shower room** – fully tiled and fitted with a white suite to include a corner shower cubicle with curved screens and mixer shower, low flush WC and a circular wash hand basin with mixer taps set above a fixed cabinet. Ceramic tiled floor, extractor fan and obscured glazed window.

**Sitting room** – 4.64m x 3.3m (15' 3" x 10' 10") featuring a pine parquet floor, corniced ceiling and as a focal point to the room a brick and tiled fireplace inset with a solid fuel stove. A broad uPVC double glazed window overlooks the front gardens allowing good natural light along with a second smaller window to the side.

**Dining room** – 3.71m x 3.5m (12' 2" x 11' 6") the measurements not including the wider measurement taken into the open under stairs void. Fully double glazed patio doors with full height windows to each side lead to the rear patio gardens and a living coal gas fire is set to a cream marble hearth and modern surround. There is a laminate floor and similar oak veneer door opening to a deep **walk-in store** with built-in shelving, original pantry thrall and electric meters.

**Fitted kitchen** – 4.67m x 2.72m (15' 4" x 8' 11") overall and incorporating a **utility area** within which there is a blockwork surface, plumbing for an automatic washing machine, wall mounted cupboards and gas fired combination condensing boiler which serves the central heating and hot water system. The kitchen area is fitted with an extensive range of cupboards and drawers in white, further complemented by oak block work surfaces. There is a 1½ bowl sink unit, contemporary 5-ring gas hob with steel and glass extractor and under counter double oven beneath. There is also plumbing for an automatic washing machine, window to each side and uPVC double glazed door allowing external access. The whole area is finished with a slate tile floor.

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From the hallway, stairs rise to the first floor **landing** having access to the roof void with drop down aluminium ladder and the roof void being principally boarded above the joists providing useful storage opportunity. There is also spacious **built-in storage** above the stairs.

**Bedroom 1** – 4.67m x 3.37m (15' 4" x 11' 1") a generously proportioned double room with front facing window.

**Bedroom 2** – 3.06m x 2.44m (10' x 8' 1") with rear aspect window.

**Bedroom 3** – 2.72m x 2.42m (8' 11" x 8') with rear aspect window.

**Bathroom** – imaginatively designed, accommodating a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with Edwardian mixer shower taps and additional electric shower above. Obscure glazed window, wood grain laminate flooring and extractor fan.

## OUTSIDE

From the lane, a brick paved driveway provides car standing for two vehicles and extends to the front entrance of the property. Adjacent to the drive is a levelled lawn garden, sheltered within an evergreen screen with mature flower and shrub borders. There is further border planting, screened bin store and gated access to the side. The side is landscaped for ease of maintenance with broad paved pathways and raised border with the benefit of outside cold water tap and security lighting. A second gate and fence encloses the rear patio style garden, again paved for ease of maintenance and providing a safe child and pet friendly environment for year round play. The patio is accessed directly from the kitchen and dining room, screened behind privet hedges and fencing and with an herbaceous border along one side.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

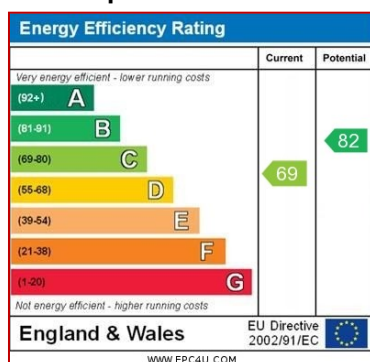
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – Leaving Matlock on Causeway Lane in the direction of Tansley and Alfreton, continue for around four miles until reaching Wessington. On entering the village, take the first left turn into Brackenfield Lane, just before the Horse and Jockey public house, and the property can be found on the left hand side.

**VIEWING** – Strictly by prior arrangement with te Matlock office 01629 580228.

Ref: FTM9629

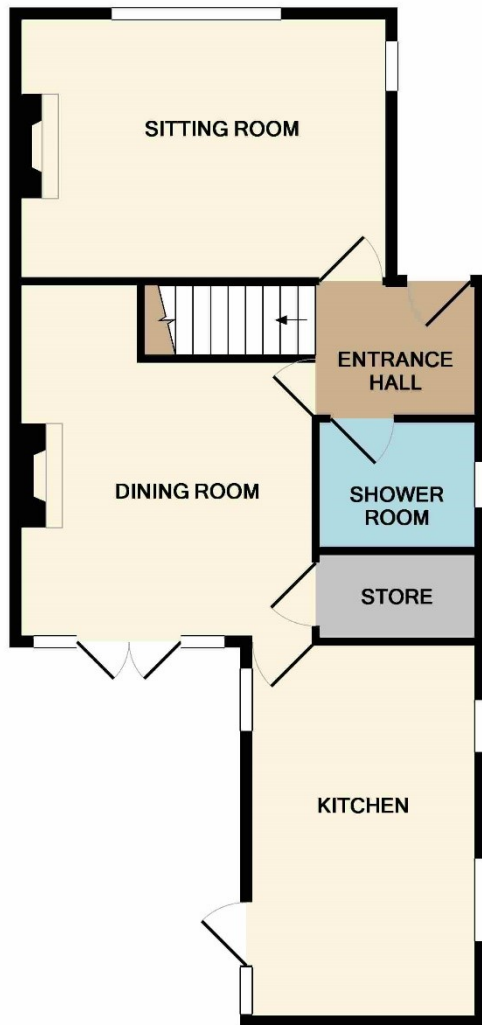
## EPC Graph



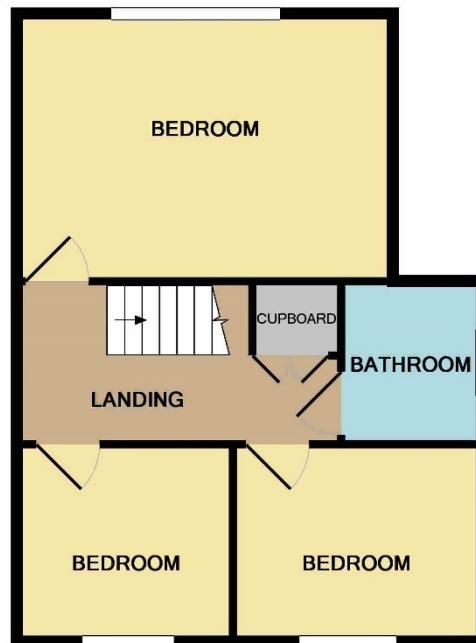
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## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 588 SQ.FT.  
(54.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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