

A BEAUTIFULLY APPOINTED AND PRESENTED, THREE-BEDROOMED FAMILY HOME

**8 THE HALLSTEADS
KNIVETON
DE6 1JT**



PRICE: O/A £220,000

Sought after village location with delightfully countryside views

DESCRIPTION

Offering spacious three-bedroomed accommodation which benefits from oil fired central heating and sealed unit double glazing throughout, appointed to a very high specification throughout now providing a ready to move into, excellent value for money family home.

Briefly comprising entrance porch, reception hall, cloakroom/wc, sitting room, superb dining kitchen, three bedrooms and contemporary shower room. Outside there are landscaped, easily managed gardens to both front and rear and car parking is available on an adjoining area.

The village of Kniveton has a good range of local amenities including highly regarded primary school, village pub, church etc., and is also conveniently place for ready access to the market towns of Ashbourne, Wirksworth and Matlock as well as the City of Derby with the delights of the Derbyshire Dales countryside as well as Carsington Water being close at hand.

Early viewing is considered essential.

ACCOMMODATION

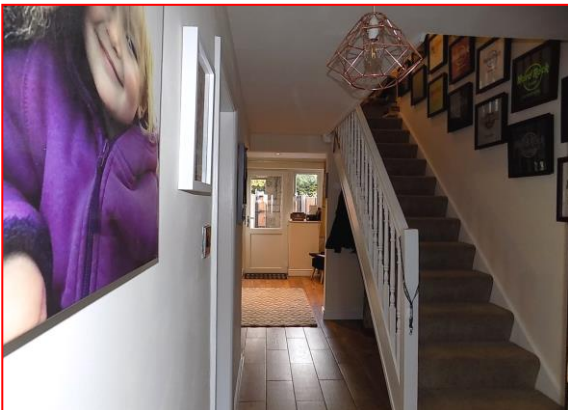
A upvc sealed unit double glazed and panelled front entrance door with matching flanking side screen leads to

Entrance Vestibule having laminate floor, courtesy light and door off to

General or Garden Store with electric light and fitted shelves.

From the Entrance Vestibule a further upvc sealed unit double glazed door leads to

Reception Hall with pine effect ceramic tiled floor, double panel central heating radiator and staircase off to first floor level. There is an under stairs storage area with fitted coat pegs and rustic timber panelled wall. At this point the hall is open plan to the dining kitchen.



Guest Cloakroom having fitments in white comprising low flush wc and wash hand basin with vanity unit and cupboard beneath. Ceramic tiled floor to match the hall, part ceramic tiled and part dado panelled wall.

Sitting Room 14'11" (4.55m) maximum x 11'4" (3.45m) with double opening sealed unit double glazed upvc French doors to the front garden. Single panel central heating radiator.



Dining Kitchen 17'7" (5.36m) x 12'8" (3.86m) maximum having pine effect ceramic tiled floor to match the hall and fitted with a comprehensive range of high quality contemporary units providing base cupboards, wall cupboards and drawer bank, pull out storage cupboard. Refrigerator recess with top cupboard over and extensive polished marble work surfaces with inset contemporary slate grey Cooke & Lewis single drainer sink unit with mixer tap and ceramic tile splashbacks. Integrated Beko electric oven with four burner electric ceramic hob over and extractor hood above. Integrated dishwasher and integrated automatic washing machine. Series of inset ceiling spotlights and upvc sealed unit double glazed window overlooking the rear garden. There is also a upvc sealed unit double glazed door to the exterior rear with flanking window.



Staircase to First Floor Galleried Landing with loft access hatch and over stairs storage or linen cupboard.



Bedroom One (front double) 14'11" x 9'6" (4.55m x 2.89m) maximum plus door recess. Having double

panel central heating radiator, upvc sealed unit double glazed window to the front enjoying delightful rural aspect and spacious in built wardrobe cupboard.

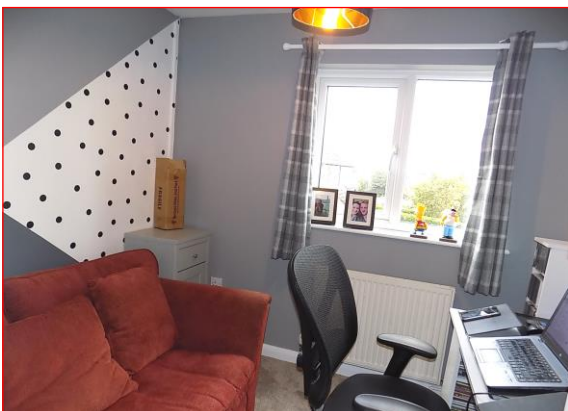


View from Bedroom Window

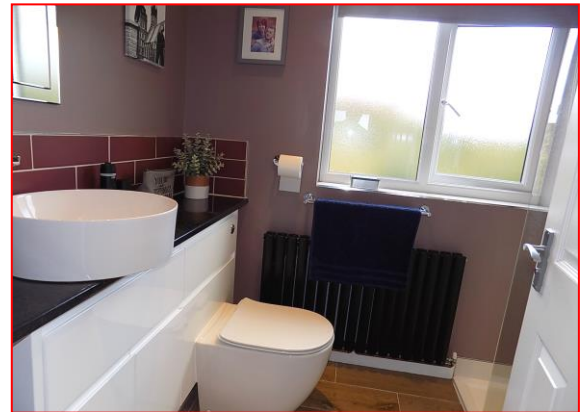
Bedroom Two (front double) 11' x 9'6" (3.35m x 2.89m) plus door recess. Having double panel central heating radiator and upvc sealed unit double glazed window. One wall clad in rustic timber work.



Bedroom Three (rear) 8'9" x 7'10" (2.67m x 2.39m) with upvc sealed unit double glazed window again enjoying delightful rural outlook, single panel central heating radiator.



Shower Room a contemporary shower room with white fitments comprising large shower cubicle with level access shower, fully tiled walls and glazed shower screen and door, mains shower control. Low flush wc and flanking circular wash hand basin with mixer tap and vanity unit beneath with double opening cupboard. Contemporary double panel central heating radiator, upvc sealed unit double glazed window.



OUTSIDE

To the front the property has a private enclosed recently landscaped garden which is private, enclosed and enjoys a good degree of privacy. A pedestrian gated access leads to a most attractive block paved pathway with flanking artificial grass lawn and this leads onto an elevated patio terrace finished in porcelain slab.



There is also a good sized enclosed rear courtyard garden which again is paved with porcelain slab and there is an outside cold water tap. A block paved rear porch shelters the rear entrance door and incorporates a small rear store/boiler room housing the free standing oil fired boiler for domestic hot water and central heating.



SERVICES

It is understood that the property is laid to mains water, electricity and drainage.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures

and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave along the B5035 Ashbourne to Wirksworth and Matlock road and continue to the village of Kniveton. Upon entering the village proceed past the Red Lion public house on the left and the church on the right and then turn left just before the primary school into Longrose Lane. Continue along and then turn left again into the Hallsteads and No.8 will be found on the lefthand side.

Ref: FTA2372

Floor plans to follow