

**11 PEN LANE
DANESMOOR
CHESTERFIELD
DERBYSHIRE S45 9AD**



O A £199,995

An attractive modern town house providing three/four bedroomed accommodation within a modern cul-de-sac development.

Built of brick beneath a tiled roof and standing three storeys, this modern town house provides comfortable family accommodation with versatility for those working from home or seeking hobby or guest space. The accommodation is well proportioned and includes an integral garage, off-street parking and enclosed gardens all of which complement an open plan living dining kitchen to the ground floor. The main sitting room, family bathroom and bedroom 4/office are at first floor level whilst at second floor there are three further bedrooms including the master suite.

Tucked away within the cul-de-sac, the property offers convenient access to the local primary school and other amenities whilst good road communications lead to the neighbouring centres of Clay Cross and Pilsley and to the larger employment centres of Chesterfield, Mansfield and Matlock.

- Attractive modern three storey town house
- 4 Bedrooms
- En-suite to master bedroom
- Modern cul-de-sac development
- Well proportioned accommodation
- Integral garage
- Off street parking
- Enclosed gardens
- Viewing recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



ACCOMMODATION

The UPVC double glazed front door opens to a broad **entrance hallway** with stairs leading off to the **first floor**, useful understairs cupboard beneath and internal door providing access to the:

Integral Garage – 2.6m x 5.3m (8' 5" x 17' 4") with up-and-over door, electric, power and light.

Off the hall there is access to a:

Cloak Room with low flush WC and wash hand basin.

Living Dining Kitchen – 4.98m x 3.17m (16' 3" x 10' 4") plus 2.7m x 1.87m (8' 8" x 6' 1") an extended room which provides useful all day living space with French doors leading to the enclosed gardens and enjoying excellent natural light. There is additional room to create a formal dining area. The kitchen is fitted with a range of modern cupboards, drawers and work surfaces which incorporate a 1½ bowl stainless steel sink unit. There is also a four ring gas hob, low level oven, built in extractor canopy and full height housing unit suitable for a fridge freezer. Behind one cupboard is concealed the gas fired condensing boiler which serves the central heating and hot water system.

Stairs rise from the hall to a **galleried landing** at first floor level where doors lead off to:

Sitting Room – 5m x 3.94m (16' 4" x 12' 9") a comfortable room with window and French doors opening to a Juliet balcony, each overlooking the rear gardens. There is a corniced ceiling and feature fireplace with contemporary electric fire.

Office/Bedroom 4 – 4.32m x 2.94m (14' 2" x 9' 6") a good sized double bedroom but also offering excellent hobby or home working space.

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Family Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with thermostatic mixer shower fitted above. There is complementary mosaic ceramic tiling and a white ladder radiator.

From the landing, a second flight of stairs lead to the top floor which has access to the **roof void** and built in linen store which houses the substantial hot water cylinder.

Master Bedroom 1 – 3.62m x 3.1m (11' 9" x 10' 2") the longer measurement not including the range of full width and full height built in wardrobes. The front facing double bedroom has the benefit of access to an:

En-Suite Shower Room with walk in shower cubicle, low flush WC and pedestal wash hand basin. There is ceramic mosaic tiling to half height, ceiling mounted extractor fan and obscure glazed window.

Bedroom 2 – 3.99m x 2.45m (13' 1" x 8') with pleasant rear outlook, a smaller double bedroom.

Bedroom 3 – 2.47m x 2.4m (8' 1" x 7' 9") a rear facing single room.

OUTSIDE

The principal gardens are found at the rear and include a level lawn and paved patio adjacent to the house. There is a gated access to a gennel from the side and ample scope for further landscaping.

To the front, a tarmac drive provides car standing and access to the integral garage. Adjacent to the drive is a lawned garden.

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 C.

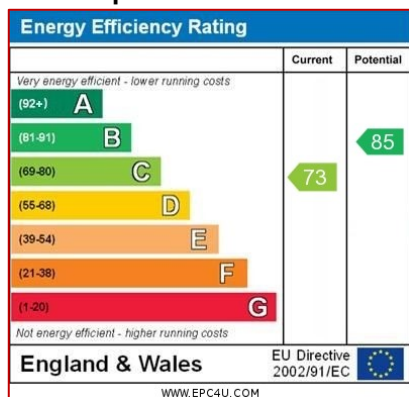
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Travelling north towards Clay Cross along the A61 from the direction of Stretton, as you approach Clay Cross turn right at the traffic lights as signed Danesmoor and Pilsley. Follow the road for around one mile to the centre of the village and after passing the school, locate Pen Lane on the left hand side. Turn into Pen Lane following the road and, as it leads to the right, No. 11 can be found on the right hand side.

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

Ref: FTM9895

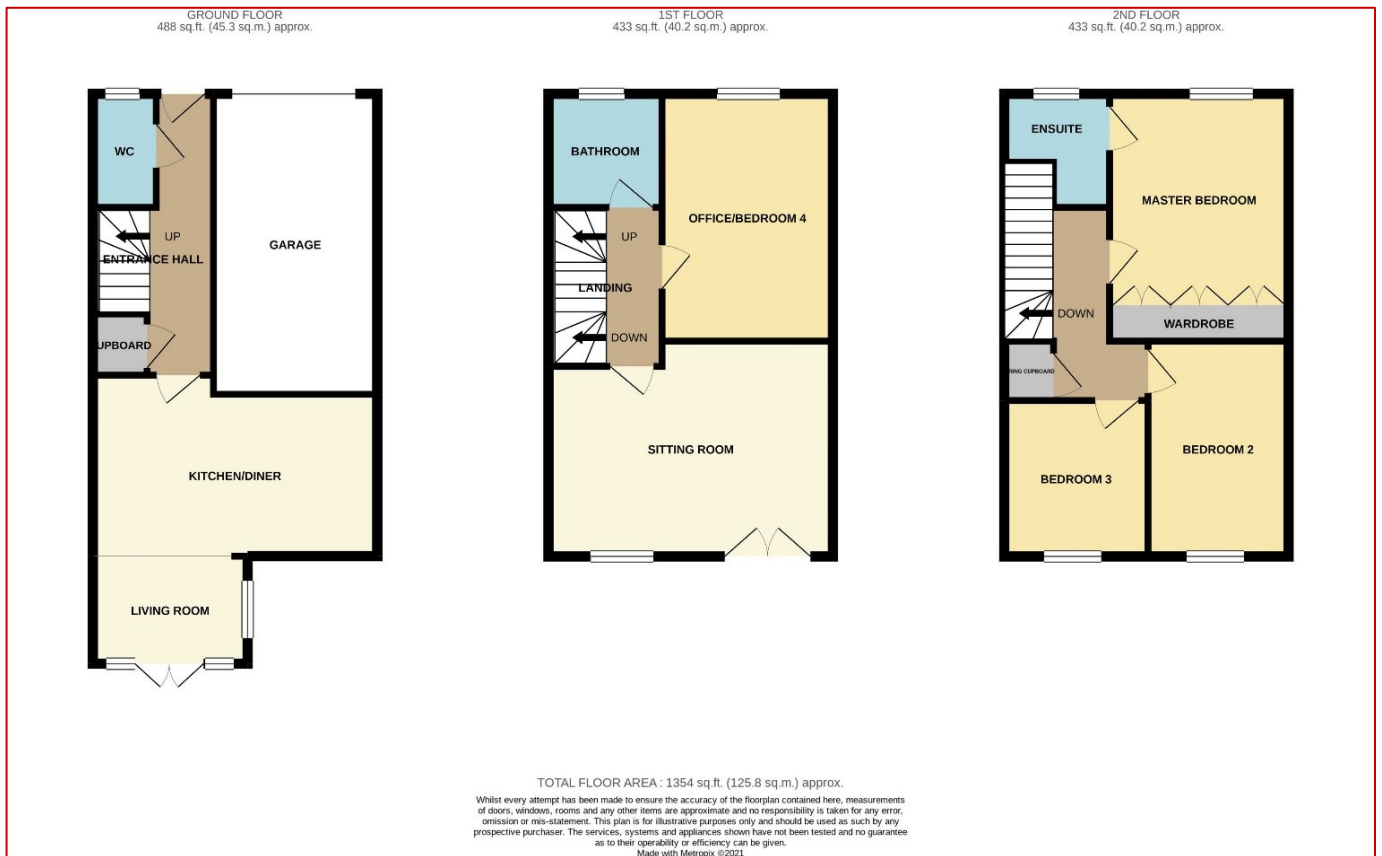
EPC Graph



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Floor Plan



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.