



46 Rectory Road, Duckmanton S44 5JP

Guide price £450,000

GUIDE PRICE £450,000 - £460,000

We are delighted to be the selling agents of this Exquisite, traditional EXTENDED four bedroom detached family home that was built in 1930's and offers character and charm throughout! This property is set back from the road in mature landscaped, extensive gardens and is surrounded by countryside VIEWS! Located in the desirable village of Duckmanton, with easy access to Bolsover and Chesterfield's amenities. In brief the accommodation comprises; entrance porch, a welcoming entrance hall, a generous size living room with log burning stove, second reception room with views to the garden, conservatory with further access to the garden, kitchen/diner with integrated appliances, cloakroom and a playroom/office room to the ground floor. To the second floor offers four generous size bedrooms with open views of the countryside and a four piece traditional bathroom suite including a rainfall shower. Outside offers large front, rear and side lawn gardens, patio and decking area's with mature bushes giving that extra privacy to the garden.

- Extended Detached
- With Character & Charm Throughout
- Integrated Appliances Fitted To The Kitchen
- Log Burner Fitted To The Living Room
- Three Reception Rooms
- Extensive Plot
- Integral Garage
- Ample Parking
- Four Double Bedrooms

locating your ideal home



Entrance Porch

With a front facing Upvc door, tiled flooring and access into the inner hallway.

Entrance Hall

A welcoming entrance hall with a front facing access door, solid wood flooring, stairs leading to the first floor accommodation with understairs storage cupboard. Power points, central heating radiator and coving to the ceiling.

Lounge

14'5 x 14'2 (4.39m x 4.32m)

With a front facing double glazed bay window, TV point, power points, Coving to the ceiling, gas central heating radiator and the main focal point of the room is a beautiful log burner stove with tiled hearth and surround.

Second Reception Room

17'7 x 12 (5.36m x 3.66m)

With rear facing double glazed French doors opening onto the garden, power points, gas central heating radiator and a gas fire with surround and hearth.

Conservatory

11'3 x 15'11 (3.43m x 4.85m)

With Upvc double glazed windows looking out onto the gardens, rear facing double glazed French doors opening to the rear, wood flooring, electric radiator and power points.

Kitchen/Diner

21'9 x 14'9 (6.63m x 4.50m)

With a contemporary fitted kitchen having a range of high and low level units in cream, oak worksurfaces incorporating sink and drainer with mixer tap, integrated appliances including Electrolux Dishwasher, Electrolux American side fridge freezer with ice and water dispenser, Rangemaster range cooker, Bosch washing machine and tumble dryer. Power points, spotlights to the ceiling, tiled flooring, gas central heating radiator, rear and side facing double glazed windows and a side facing Upvc door giving access to the garden. There is also access to the playroom from the kitchen.

Downstairs WC

Comprising of a low flush w/c, wash hand unit, gas central heating radiator and a rear facing double glazed obscure window.

Playroom/Office Room

13'11 x 9'2 (4.24m x 2.79m)

With rear and side facing double glazed windows, gas central heating radiator, power points and access into the garage.

First Floor-Landing

With a side facing double glazed window, loft access and gas central heating radiator.

Bedroom One

14'5 x 14'2 (4.39m x 4.32m)

With a front facing double glazed bay window, fitted wardrobes to one side of the room, power points, gas central heating radiator and spotlights to the ceiling.

Bedroom Two

14'1 x 11'3 (4.29m x 3.43m)

With a rear facing double glazed window, power points, gas central heating radiator.

Bedroom Three

11'1 x 11'3 (3.38m x 3.43m)

With a rear facing double glazed window, power points, gas central heating radiator.

Bedroom Four

11'1 x 10'8 (3.38m x 3.25m)

With a rear facing double glazed window, power points and a gas central heating radiator.

Family Bathroom

A partly tiled four piece suite comprising of a rainfall shower enclosure, roll top bath with shower attachment, pedestal sink, low flush w/c, chrome towel radiator, a gas central heating radiator, a front facing double glazed obscure window.

External

This property is set back from the road in mature landscaped, extensive gardens to the front, side and rear with mature bushes giving that extra privacy to the garden. Further to the rear is patio, decking and a beautiful feature fountain. There is also a storage shed, a green house and an outside tap to the property.

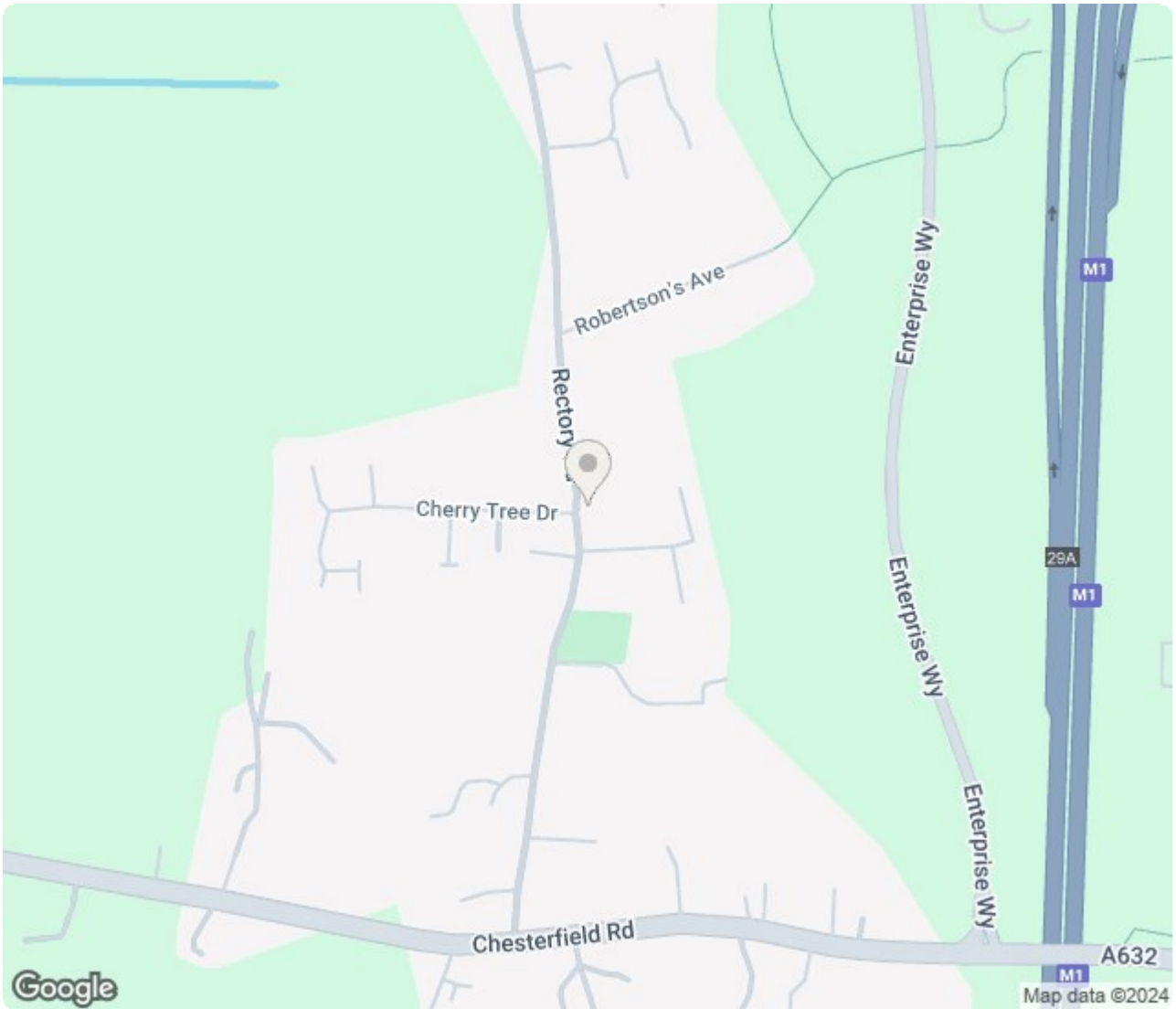
Garage

With up and over door, a further rear door with access from inside the property. Power points and light.



Tel: 01909 475111





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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