



FOX HILL | SCARCLIFFE | CHESTERFIELD | S44 6TH

BuckleyBrown
ESTATE AGENTS

THE WAIT IS OVER!!.. Because we have found the perfect home for you, located in a fantastic, sought-after location. Where do we even begin with this incredible detached cottage? Maybe with its gorgeous interior that offers the perfect blend of traditional and modern features, or perhaps the large garden which overlooks the beautiful Scarcliffe church. You simply must see this one for yourself...

You will immediately feel at home as you step inside, the living room boasts exposed ceiling beams and a traditional log burning fireplace, creating the cosiest atmosphere you will love spending time in. Next, the kitchen is complete with a range of matching units and cabinetry. The perfect setting for showing off your culinary skills. You'll also find a handy utility which hosts modern units and an inset sink, not to mention the integrated appliances and a pantry offering extra space for all of your condiments. There's an equally impressive dining room with plenty of space for sit down meals. From here, you are lead into the sun room, which is excellent for creating that indoor-outdoor feel.

The first floor hosts three incredible bedrooms, all of which have been kept to a fantastic standard throughout. The master bedroom benefits from plenty of windows, allowing a wealth of natural light. Two of the bedrooms accommodate built-in wardrobes. The spacious family bathroom can also be found just off the landing and is complete with a three-piece suite.

You will only continue to be impressed as you head outside to the super private and enchanted garden with planted trees and shrubs surrounding. This plot is perfect for summer BBQs and alfresco dining. There's also an excellent oak room here which offers versatility to become an office or even a snug! Let's not forget the stunning surroundings of this residence. You can capture wonderful views of the church and greenery. The property also benefits from a double garage and a car port with multiple private parking spaces.





Hall

With access to;

Living Room 12'5" x 13'7"

Complete with a log burner fireplace and exposed beams. With windows to front elevation.

Dining Room 11'7" x 13'3"

With fitted carpets and exposed ceiling beams. With windows to rear elevation and french doors with access to;

Sun Room 12'6" x 14'2"

With surrounding windows and french doors to front elevation.

Kitchen 12'11" x 13'3"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Utility 13'3" x 13'10"

Comprising a modern range for units and cabinetry, with an inset sink and integrated appliances. With window to rear elevation.

Pantry 4'1" x 7'7"

Perfect extra food storage space.

WC

Including a low flush WC and hand wash basin. With window to rear elevation.

Landing

With access to;

Bedroom One 13'3" x 22'1"

Complete with window to the front and rear elevation. With central heating radiators.

Bedroom Two 12'2" x 13'3"

Including fitted wardrobes. With window to front elevation.

Bedroom Three 12'4" x 13'3"

Including fitted wardrobes. With window to front elevation.

Bathroom 7'8" x 12'1"

Including a three-piece suite. With window to front elevation.

Oak Room 15'9" x 27'3"

This room is currently being utilised as a sitting room. There is plenty of space to turn this into a gym or office for those who work from home.

Outside

A super private and spacious garden, with planted trees and shrubs . There are wonderful views from here of the church and fields. This property hosts a double garage with a carport offering multiple car parking spaces.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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