



PRATTHALL | CUTTHORPE | CHESTERFIELD | S42 7AZ

BuckleyBrown
ESTATE AGENTS

CHARACTERFUL AND COSY!!...Welcome to this charming detached house located in the picturesque village of Cutthorpe. This delightful property boasts two cosy bedrooms and a courtyard boasting wonderful views of the countryside. This property is perfect for those seeking a characterful and cosy home..

The village of Cutthorpe is known for its scenic beauty and friendly community, offering a relaxed lifestyle with easy access to local amenities and countryside walks, with easy access to The Linekar Reservoir from the residence. There are also easy transport links to the M1 and for those who commute to work. Matlock and Bakewell are also just a short drive away! Whether you enjoy exploring nature or simply unwinding in a peaceful setting, this location has something for everyone.

The residence has been beautifully maintained and offers a mixture of modern and traditional features. Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the charm of Prathall for yourself!





Lounge

Including a feature fireplace. With laminate flooring and access to;

Kitchen

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. There is also an integrated oven and door access onto the courtyard.

Landing

With access to;

Bedroom One

A freshly decorated master bedroom which

has been fitted with carpets and central heating radiator.

Bedroom Two

A well presented second bedroom which has been fitted with carpets and a central heating radiator.

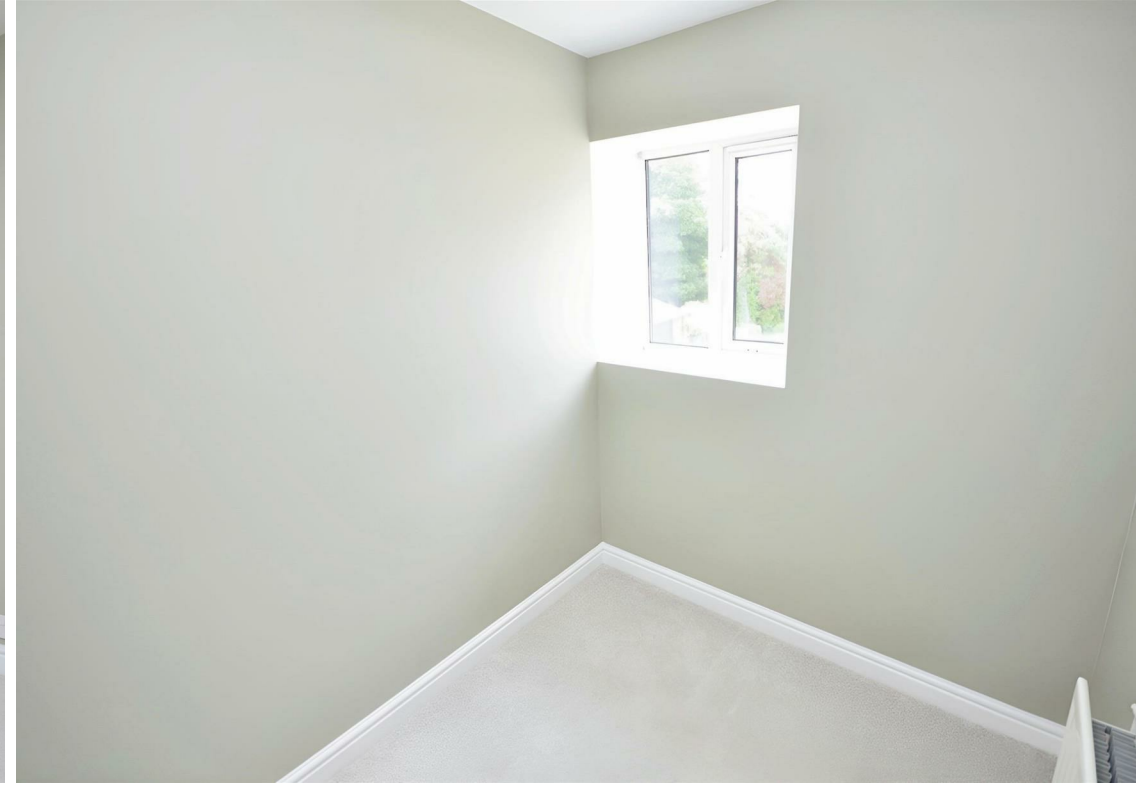
Bathroom

Complete with a bath tub, a ceramic sink and WC.

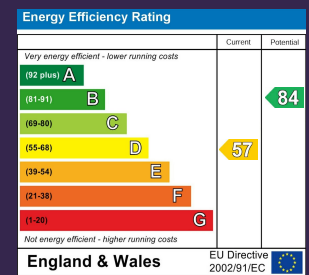
Outside

The courtyard offers beautiful views of the fields surrounding. To the front hosts two off street parking spaces. There is also the

option to revert to courtyard back to private parking.



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.



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