

Marlpit Lane, Sutton On The Hill

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£575,000



This property at a glance:



2



3



1



2



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Watch the video



Marlpit Lane, Sutton On The Hill



Mikaela says:

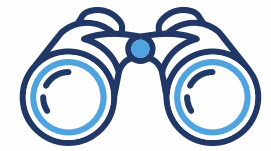
"This home has stolen our hearts! Location wise it's fantastic. If rural living is for you, then this certainly ticks the box. It's located in a quiet village but just a short drive away from amenities. As the home is elevated above the garage, this means views from every angle! There's a beautiful front garden as well as a stunning and spacious rear garden with patio, lawn and space for just about anything you could want to incorporate. There's a bright and spacious porch to the front of the home, such a useful space. This then leads into welcoming hallway where there's plenty of room for storage. There's a cosy living room to the front next to a further reception room which could easily be used as a further double bedroom if needed. The hub of the home is the impressively large kitchen diner, where you'll find space for seating, a cosy log burner, more than enough room for a family dining table and a modern kitchen with a double oven, induction hob and a tap that not only provides boiling water, but fizzy and cold too! There's even a waste disposal unit. The large bifold doors out to the garden are a great touch. Having those fully open in the summer would be a dream! All of your appliances are hidden away in a useful utility space just off the kitchen. There's spacious bedrooms upstairs, a sleek and modern family bathroom with a rainfall shower head and underfloor heating as well as fitted storage in the master. I have to mention the beautiful views again which are visible from all of the upstairs windows! An overall wonderful family home in a desirable rural location."



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Did you spot...

This beautiful 3 bed home has a second reception room that could be used as a further double bedroom.



A message from the seller:

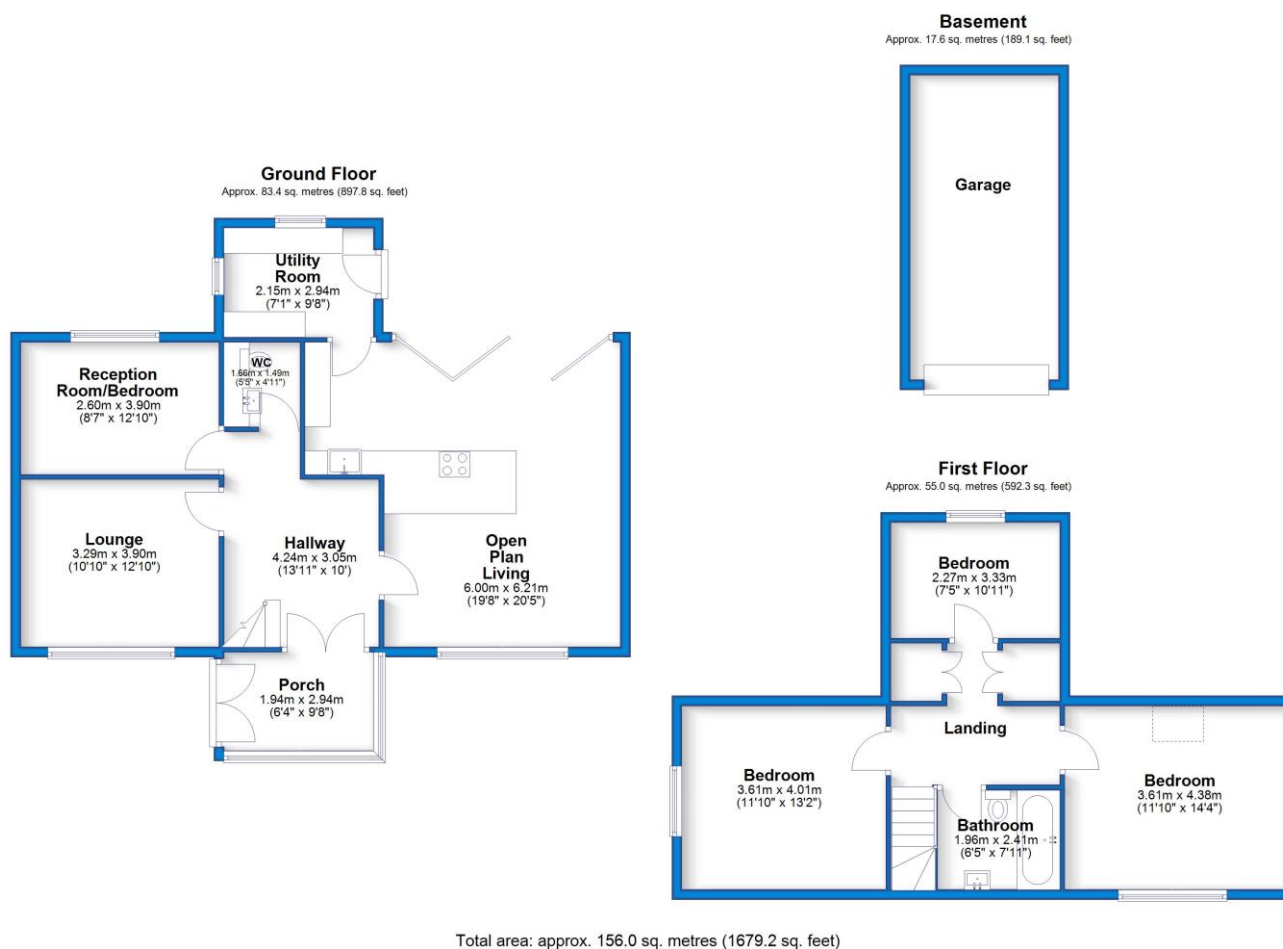
"If we could pick this house up and take it with us we would! The garden, kitchen/diner and beautiful views have made it our dream house. Gorgeous summers with the bi-folds open and cosy winters with the log burner roaring. Family commitments are prompting our move and we will be hard pressed to find something as special as Langdale House."



Floor Plan



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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



200+ 5 star Google Reviews



Key Features:

- BEAUTIFUL VIEWS AND RURAL LOCATION
- VERSATILE 2ND RECEPTION ROOM/BEDROOM
- LARGE GARDEN
- LARGER THAN AVERAGE SINGLE GARAGE
- SPACIOUS KITCHEN DINER
- AIR SOURCE HEAT PUMP
- SPACIOUS MASTER WITH FITTED STORAGE



About the area:

The quiet and peaceful village of Sutton-on-the-Hill is located in rural Derbyshire. There's a beautiful church nearby and scenic country walks. The village is primarily agricultural and has working farms within it. There's a village hall and a nursery and just a short drive away are any amenities you might need in the neighbouring villages of Etwell and Hilton, where you'll also find great transport links.



Schools:

There are Primary and Secondary Schools located in the nearby villages of Hilton and Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

