





Sit at the end of a private and secluded driveway, sits this impressive detached family home boasting over xxx square foot of spacious modernised interior, with integral annex and double garage with additional ancillary accommodation.



ABODE
SALES & LETTINGS

DESCRIPTION

This private and secluded property enjoys far reaching views across open countryside, whilst being very well located for access to local shops and amenities, including Derby City. A most spacious and well proportioned family finished to a high and most sympathetic specification.

The hallway leads to a living room and kitchen, with a dining room, sitting room, utility room, WC, bedroom with en-suite, office, and study or craft room. First floor WC, four bedrooms plus master bedroom, two bathrooms, a landing, and a dressing room.

ENTRANCE PORCH

Entrance Porch: Features an original entrance door, quarry tiled flooring, and a built-in storage cupboard.

ENTRANCE HALL

A welcoming space (dimensions not specified) with a glazed original internal door with leaded finish, solid oak wood flooring, deep skirting boards and architraves, high ceilings with coving, and attractive wall panelling. Includes a column radiator and an oak split-level staircase leading to the first floor.

CLOAKROOM

16'4" x 6'6"

with a low-level WC, a fitted washbasin with base cupboard underneath, tiled splash-backs, tiled flooring, a column radiator, and spotlights to the ceiling. Features a double glazed window with internal plantation shutter blinds and an original stripped door

FAMILY ROOM

15'9 13'9

featuring a fireplace with a log burning stove and raised brick hearth, solid oak wood flooring, deep skirting boards and architraves, high ceilings, two column radiators, two side double glazed windows, and a large double glazed window overlooking the private rear garden with pleasant far-reaching views. Includes an internal original stripped door.

DRAWING ROOM

19'7 11'8

with solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving, picture rail, and a column radiator. Features double glazed French doors opening onto the private rear garden and a double glazed window to the front with internal plantation shutter blinds, along with two display alcoves with shelving and an internal original stripped door.

GAMES ROOM

16'0 x 15'0

with a chimney breast, solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving, picture rail, radiator, and a double glazed window overlooking the private rear garden. Includes an internal original stripped door

STUDY

10'7 9'6

featuring a column radiator, deep skirting boards and architraves, high ceilings, coving, spotlights, and a double glazed window to the front with internal plantation shutters. Includes attractive wall panelling and fitted book shelving with base cupboard, along with an internal original stripped door.



LIVING / KITCHEN / DINING

7'36 x 6'16 x 5'03

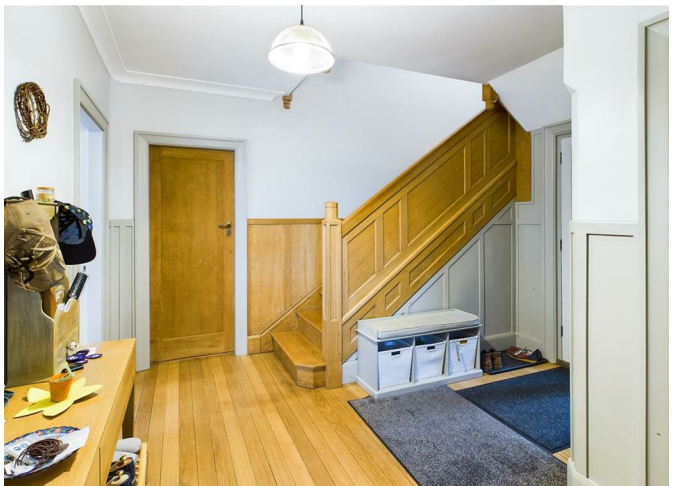
Dining Area: Includes vaulted ceilings with exposed beams, tiled flooring with underfloor heating, a feature corner log burner, a double glazed picture window with magnificent views across the valley, and double glazed bi-folding doors opening onto a large private garden. There's an open square archway leading into the kitchen area.

Kitchen Area: Features a double porcelain sink unit with mixer tap, a superb range of wall and base fitted units with high-quality Silestone worktops, a matching kitchen island with an incorporated single sink and mixer tap, fitted base cupboards underneath, and a twin wine cooler. Equipment includes a range-style cooker with an extractor hood, integrated dishwasher, large fridge, and freezer. Dual glazed windows overlook the private rear garden, and there's an open square archway leading into the dining area, along with a double glazed window to the front with internal plantation shutter blinds.

INNER LOBBY

Inner Lobby: Features matching tiled flooring with underfloor heating and leads to a walk-in pantry and utility room.







PANTRY

.6'11" 10'11"

with tiled flooring, spotlights to the ceiling, and shelving.

UTILITY / LAUNDRY ROOM

9'11 x 9'6

equipped with a double porcelain sink unit, fitted base cupboards, plumbing for an automatic washing machine, space for a tumble dryer, tiled flooring with underfloor heating, additional storage cupboards, spotlights to the ceiling, access to a boarded roof space with a loft ladder, a double glazed window to the front with internal plantation shutters, and a side access door.

FIRST FLOOR

LANDING

Features solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving, picture rail, and a column radiator. Access to roof space and two double glazed windows with internal plantation shutters.

ROOF SPACE

Accessed via a loft ladder, boarded for storage, offering excellent potential for a loft conversion (subject to planning permission).

BEDROOM ONE

16'0 15'1

A spacious room featuring fitted double wardrobes with sliding doors, solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving to the ceiling, and two column radiators. Includes three double glazed windows providing pleasant views across the private rear garden and towards the valley beyond, along with an internal original door.

DRESSING ROOM

11'5 7'8

Fitted with wardrobes and cupboards above, this room has solid oak wood flooring, deep skirting boards and architraves, high ceilings, picture rail, and two double glazed windows to the front, both featuring internal plantation shutters. An original internal door completes the room.

EN-SUITE BATHROOM

10'5 9'6

Luxurious features include a Jacuzzi bath, a fitted washbasin with a base cupboard underneath, a bidet, a low-level WC, and a walk-in double shower enclosure. The en-suite also boasts tiled splash-backs, tiled flooring with underfloor heating, two additional towel rails/radiators, and spotlights to the ceiling. Equipped with extractor fan and two double glazed windows, both featuring internal plantation shutters, plus an internal original door.

BEDROOM TWO

13'1 14'2

This room features solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving, and picture rail. It has a built-in storage cupboard with cupboards above, a radiator, two double glazed windows to the side, and a large double glazed window to the rear boasting views over the private garden and superb valley views, alongside an internal original door.

BEDROOM THREE

11'1 10'1

A well-sized room with solid oak wood flooring, deep skirting boards and architraves, high ceilings, coving, and picture rail. It includes a radiator, two double glazed windows, and a double glazed door opening onto a balcony area overlooking the private garden. An original internal door completes the room.

BEDROOM FOUR

11'6 7'9

Features a corner storage cupboard with additional cupboard above, solid oak wood flooring, deep skirting boards and architraves, high ceilings, picture rail, a radiator, and a double glazed window to the front with internal plantation shutters, plus an original internal door.

BEDROOM FIVE

10'0 5'8

This room is fitted with solid oak wood flooring, deep skirting boards and architraves, high ceilings, picture rail, a radiator, and two double glazed windows both featuring internal plantation shutters, along with an original internal door

FAMILY BATHROOM

8'7 8'0

Equipped with a bathtub with shower over, a fitted washbasin with base cupboard underneath, tiled splash-backs, and tiled flooring with underfloor heating. It includes a column radiator, high ceilings with spotlights, built-in storage cupboard, and a double glazed window, plus an original internal door.

SEPARATE WC

15'1 2'1

Features a low-level WC, tiled flooring, a radiator, high ceilings, spotlights, a double glazed window, and an original internal door.

SELF CONTAINED ANNEXE

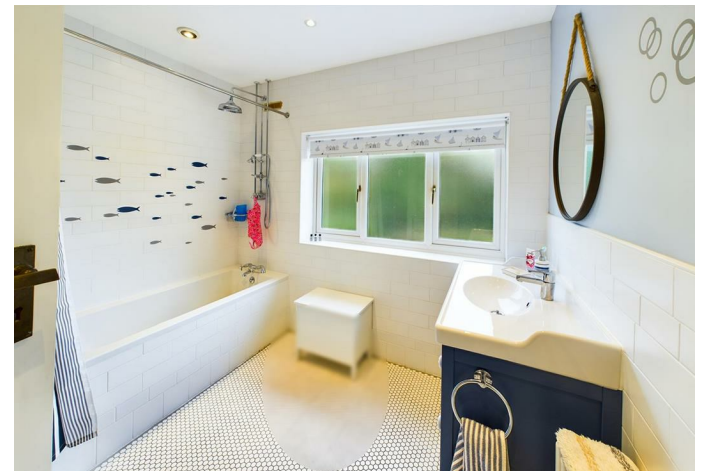
Kitchen/Diner: (dimensions not specified) includes a one-and-a-half sink unit with mixer tap, wall and base units with matching worktops, a range-style cooker, integrated washer/dryer, tiled flooring, a radiator, and spotlights to the ceiling. Accessible through a private entrance door, it has a double glazed window to the front with internal plantation shutters, built-in microwave, integrated fridge/freezer, and integrated dishwasher.

Inner Lobby: (dimensions not specified) features matching tiled flooring, storage cupboards, coving to the ceiling, and spotlights.

Shower Room: (dimensions not specified) consists of a separate shower cubicle, pedestal wash hand basin, low-level WC, tiled splash-backs, tiled flooring, Heritage style towel rail/radiator, and built-in storage cupboard housing the boiler. High ceilings, spotlights to the ceiling, and a double glazed window complete this space.

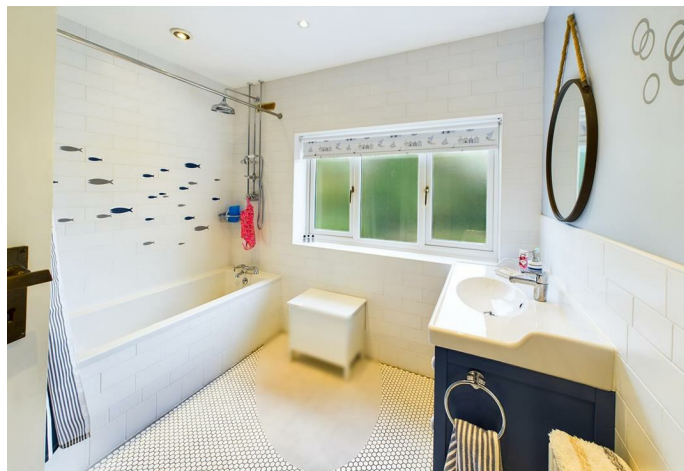
Double Bedroom: (dimensions not specified) with fitted wardrobes, deep skirting boards and architraves, high ceilings, coving,

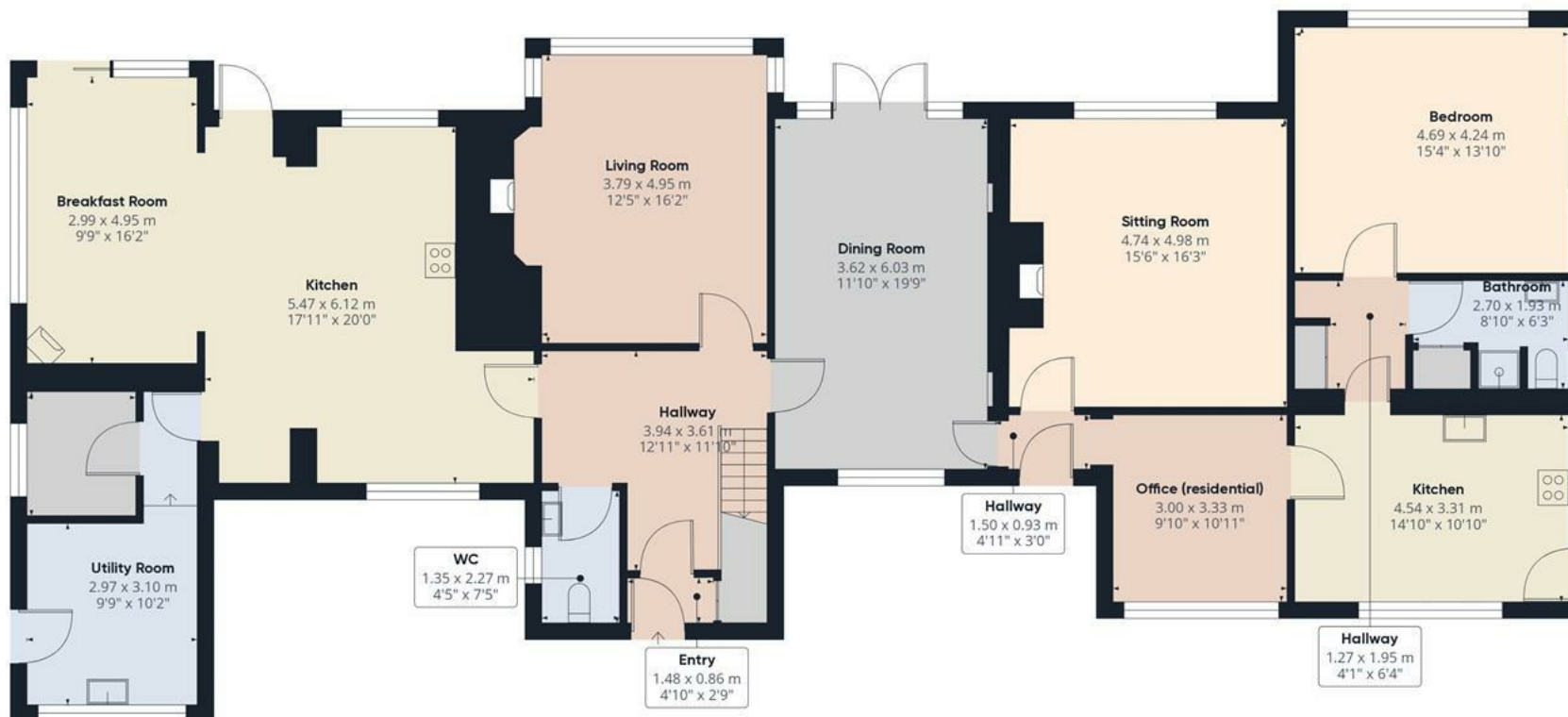












Approximate total area⁽¹⁾

197.93 m²

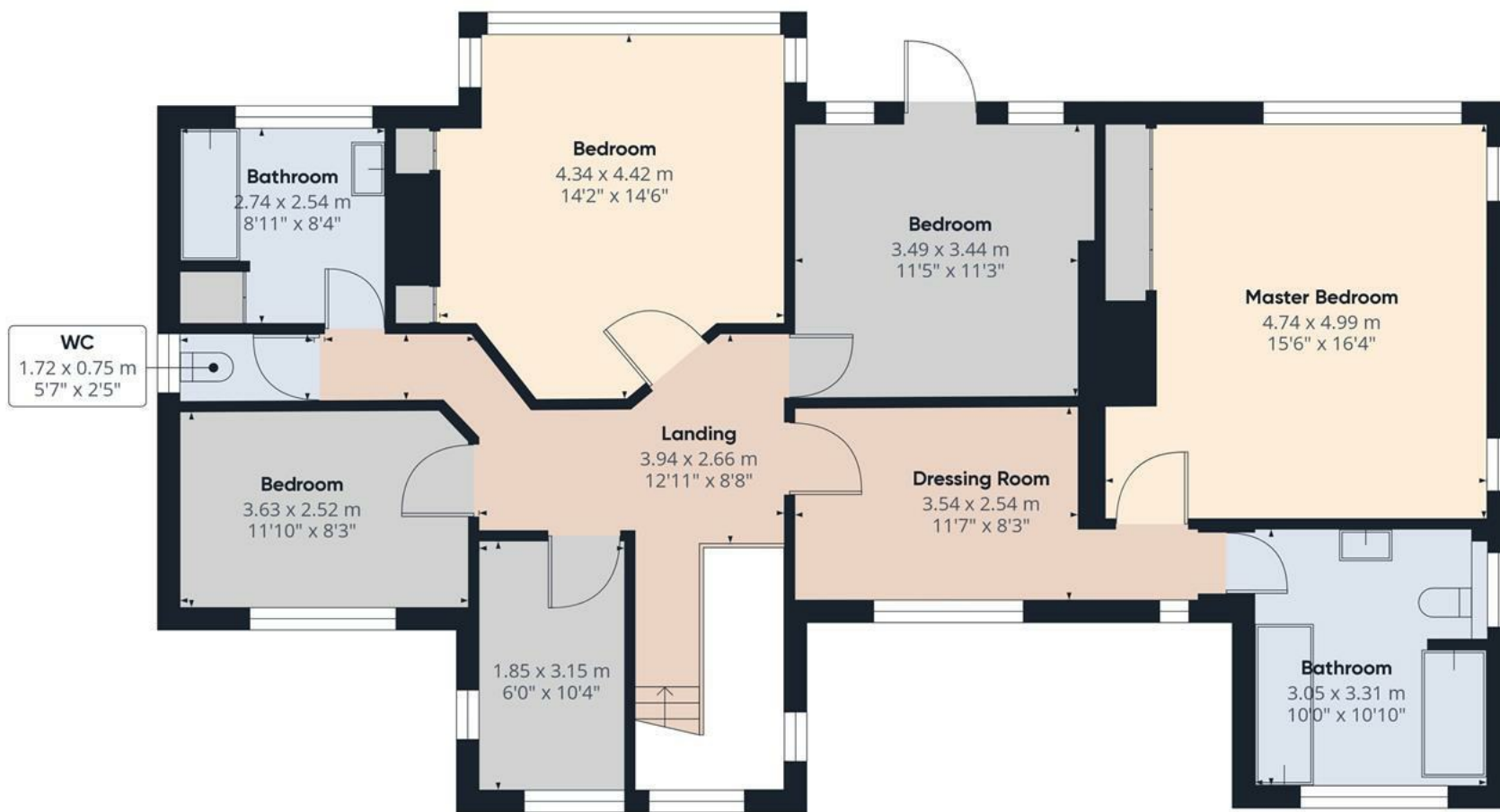
2130.5 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Approximate total area⁽¹⁾

108 m²

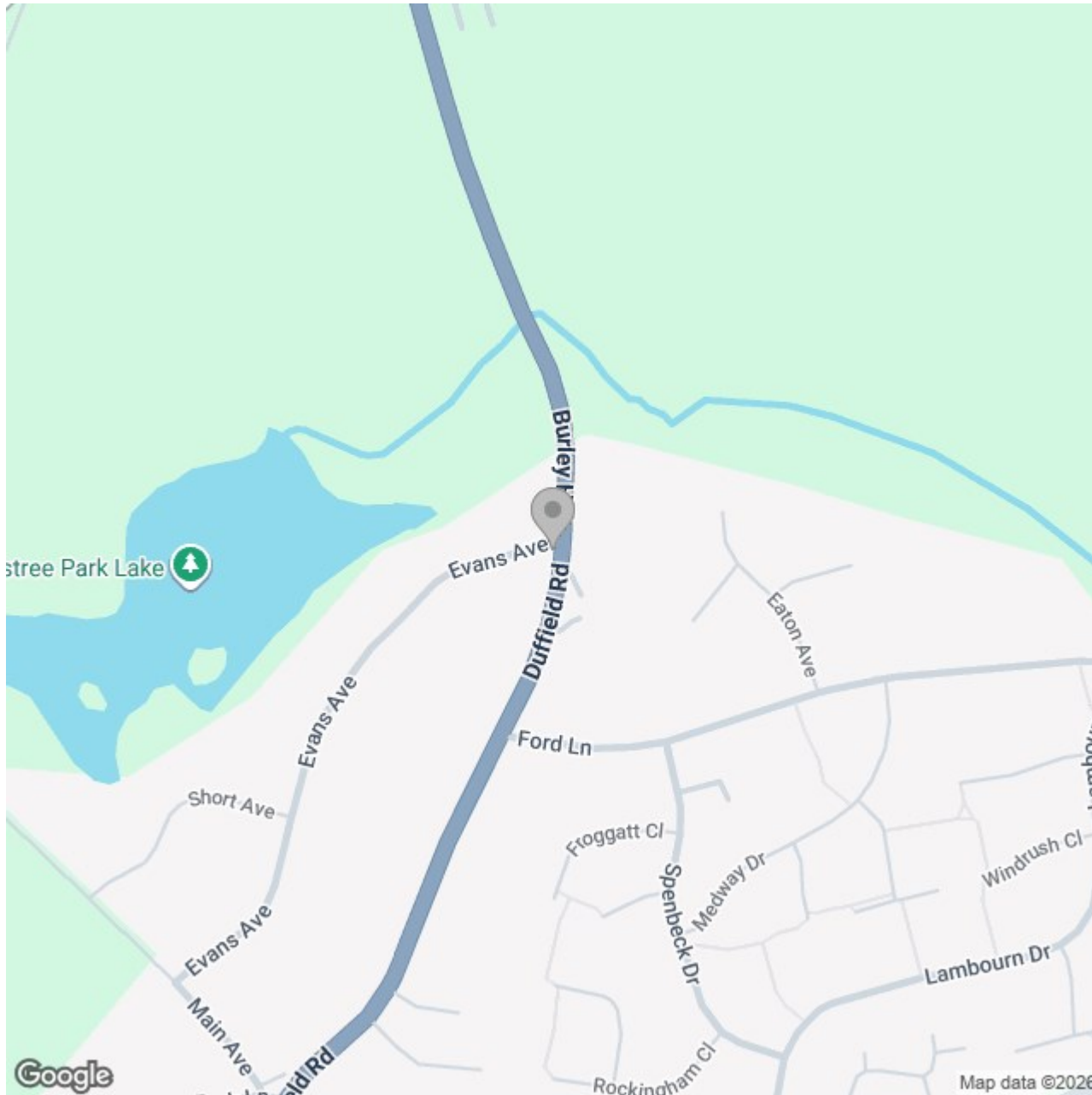
1162.5 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 