



HOPKINS & DAINTY

ESTATE AGENTS



Chandlers Croft, Ibstock, LE67 6PR

£450,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY OF TICKNALL are pleased to offer this stunning five bedroom, three storey detached family home. Set on this popular residential estate, towards the edge of Ibstock. The property is set back from the road, via a shared driveway and has a pleasant outlook to the rear.

Offering spacious living accommodation throughout, this large home is sure to appeal to growing families in particular, who are ready for more living space. The accommodation comprises: entrance hallway with a guest WC; open plan kitchen and dining room with a range of integrated appliances. A rear conservatory overlooking the garden, front lounge with a feature fireplace and a separate study. There is also a guest WC and useful utility room. On the first floor, you will find four generous bedrooms; bedroom two has built in wardrobes, a separate dressing area (again with fitted wardrobes) and an en-suite shower room. There are three further double bedrooms on this floor, one of which has fitted wardrobes; and the main family bathroom with a four piece suite, including a separate bath and shower. On the top floor is a private landing and large master bedroom with a range of fitted wardrobes and a further en-suite shower room. The property has gas central heating, double glazing, driveway parking and a single garage. To the rear, there is a delightful lawn garden with mature plants and a hot tub which is included in the sale.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With Karndene flooring, a radiator, coving to the ceiling and stairs rising to the first floor.

Kitchen/Dining Room 25'8" x 11'0" > 8'11" (7.83 x 3.37 > 2.73)



Impressive kitchen/dining room, ideal for families and entertaining.

Kitchen Area



Fitted range of base and wall units with glazed display cabinets and concealed lighting. Worktops with an inset sink and drainer with a mixer tap and tiled splashbacks. There is an integrated dishwasher, fridge and microwave, along with a freestanding range cooker with a larger electric oven, five ring gas hob and hood over (which is included in the sale). Tiled flooring, a radiator, ceiling spotlights and a double glazed rear window.

Dining Area



With Karndene flooring and double glazed French doors opening to the conservatory.

Conservatory 12'7" x 9'3" (3.84 x 2.82)



With double glazed windows and Karndene flooring. French doors opening onto the garden.

Lounge 16'8" x 11'5" (5.10 x 3.50)



Feature fireplace housing a coal effect gas fire, Kardene flooring, two radiators, coving to the ceiling and a double glazed front window.

Study 10'0" x 9'10" (3.07 x 3.01)



Useful home study with Karndene flooring, a radiator and

double glazed front window.

Utility Room 8'10" x 5'4" (2.70 x 1.63)



With fitted storage cupboards and a worktop with an inset sink and drainer with a mixer tap and tiled splashbacks. Wall mounted gas boiler, plumbing for a washing machine and space for a tumble dryer. Tiled flooring, a radiator, extractor vent, double glazed rear window and side access door. Internal door to the garage.

Guest WC



Two piece suite comprising WC and wash hand basin. With Kardene flooring, a radiator, extractor vent and an under stairs storage cupboard.

First Floor Landing



With a radiator, decorative balustrade, built in airing cupboard housing the hot water cylinder and stairs rising to the top floor.

Bedroom 2 13'5" x 11'9" (+wardrobes) (4.10 x 3.60 (+wardrobes))



Generous double bedroom with built in wardrobes, a radiator, double glazed front window and opening to:

Dressing Area 7'1" x 4'8" (includes wardrobes) (2.16 x 1.44 (includes wardrobes))

With fitted floor to ceiling wardrobes and a door to:

En-Suite Shower Room 7'7" x 6'1" (2.33 x 1.87)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a radiator, extractor vent and double glazed rear window.

Bedroom 3 13'9" x 10'4" (includes wardrobes) (4.21 x 3.16 (includes wardrobes))



Fitted floor to ceiling wardrobes along one wall; radiator and a double glazed front window.

Bedroom 4 11'4" x 9'8" (3.46 x 2.96)



Double bedroom with a radiator and double glazed window overlooking the rear garden.

Bedroom 5 14'9" x 8'9" (4.52 x 2.69)



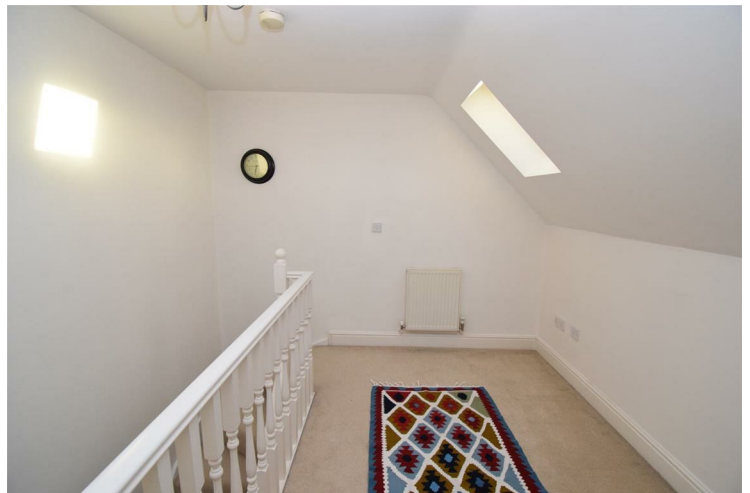
Fifth bedroom with two radiators, part sloping ceiling, double glazed front window and a storage cupboard in the rear eaves space.

Family Bath/Shower Room 9'6" x 7'8" (+shower) (2.90 x 2.34 (+shower))



Four piece suite comprising corner bath, separate shower, wash hand basin and WC. Tiled splashbacks and flooring, radiator, extractor vent and double glazed rear window.

Second Floor Landing



With a double glazed Velux roof light, decorative balustrade, radiator and door to:

Master Bedroom 16'1" x 13'5" (+wardrobes) (4.92 x 4.11 (+wardrobes))



Large master bedroom with a range of built in wardrobes along one wall. Two radiators, part sloping ceiling, further eaves storage cupboards, a double glazed front window and two rear Velux roof lights. Door to:

En-Suite Shower Room 9'10" x 5'7" (3.01 x 1.71)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, part sloping ceiling, a radiator, extractor vent and a double glazed rear Velux roof light.

Front/Driveway

Front driveway parking for more than one car. Access to the entrance door with outside lighting and a storm canopy. Lawn garden with a mature shrub border.

Garage 20'6" x 9'0" max. (6.26 x 2.75 max.)

With an up and over door, electric light and power connected.

Rear Garden



Delightful enclosed rear lawn garden. With planted borders, fencing to the boundary and a covered area housing the hot tub, which is also included in the sale. To the side, there is a storage area with a garden shed.

Draft Sales Details

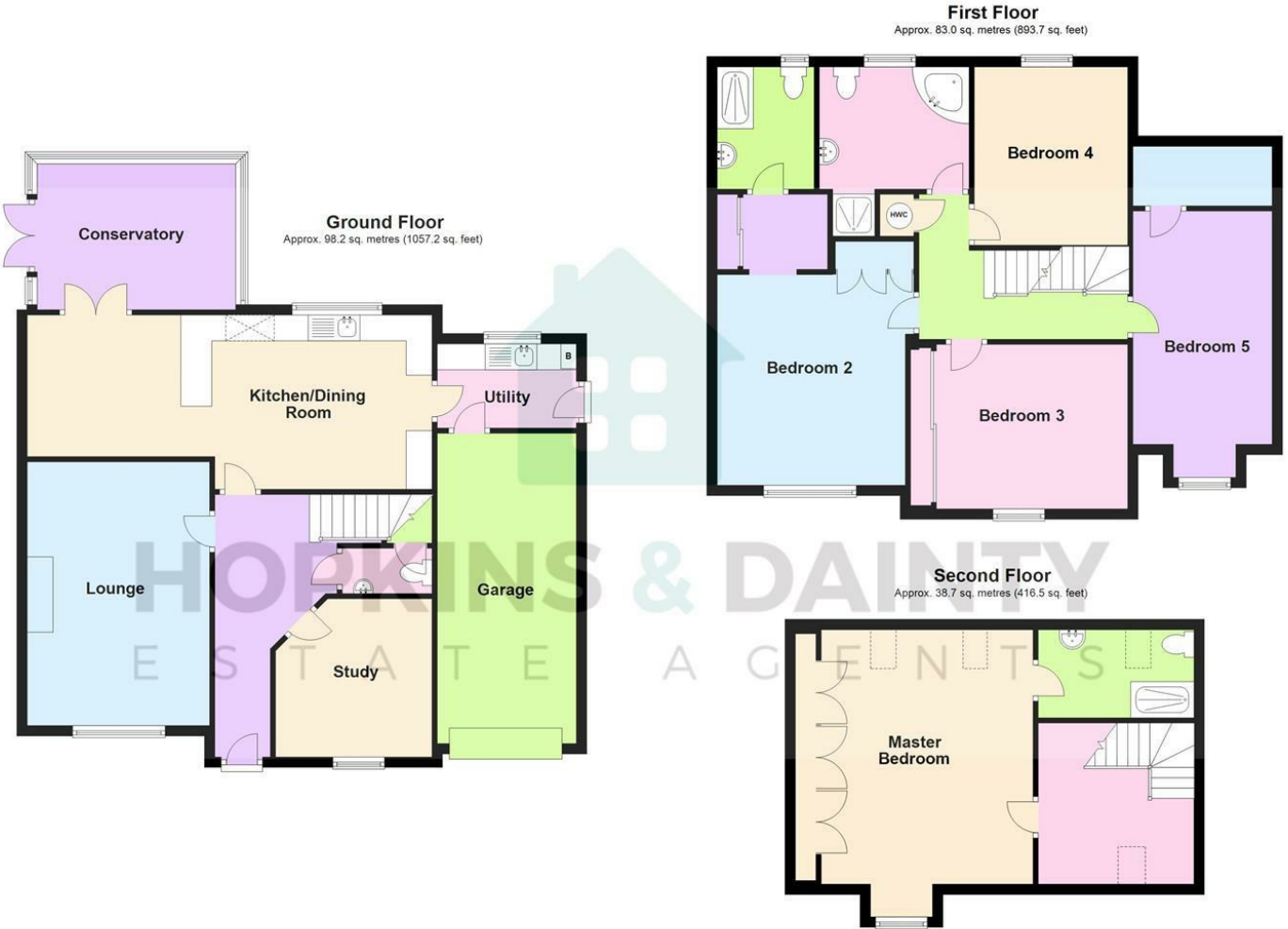
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

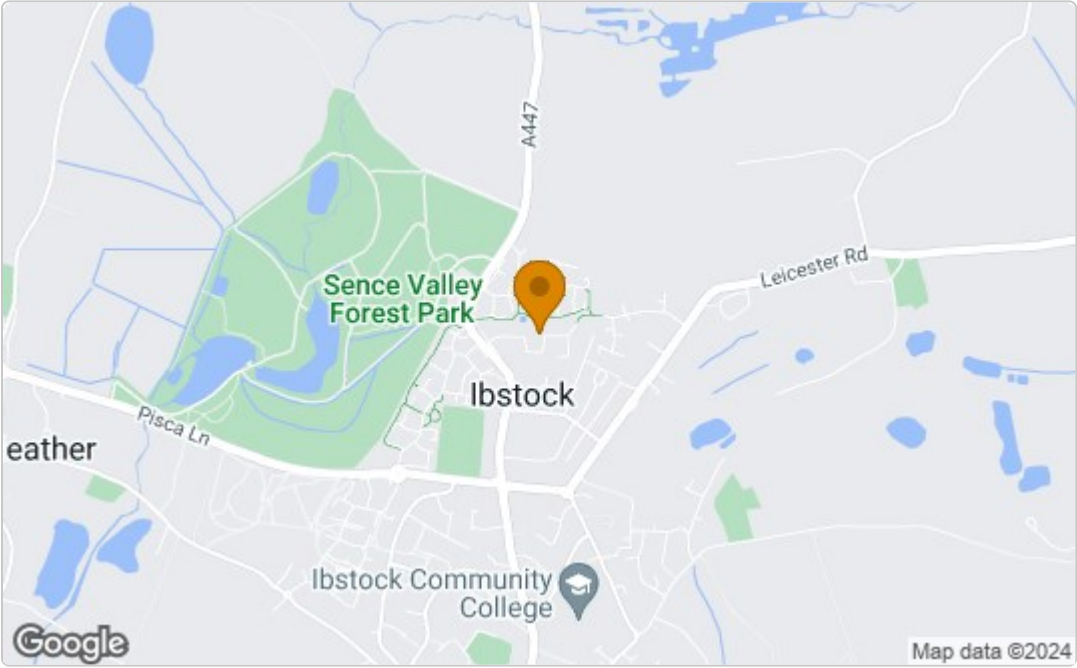
the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

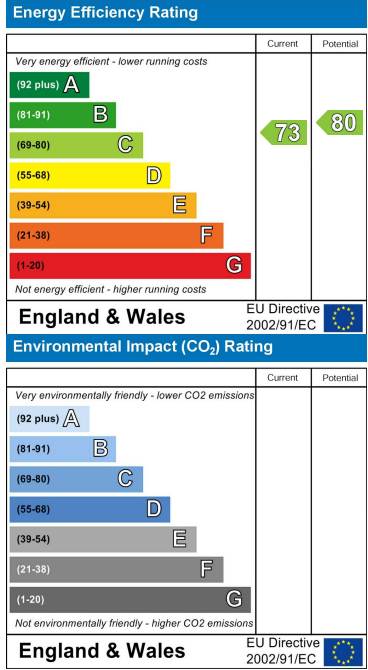


Total area: approx. 219.9 sq. metres (2367.4 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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