



HOPKINS & DAINTY

ESTATE AGENTS



46, Penn Lane, DE73 8EQ

£1,200,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious family home. Boasting a prime location on Penn Lane, within the conservation area in the heart of the village and quietly tucked away off a Private Drive with far reaching views over open countryside. This distinctive 6 bedroom, 3 reception room, 4 bathroom home; offers wonderful open plan family living arranged over 3 floors. With a stylish open plan contemporary finish, the property has been the subject of an extensive program of modernisation by the current owners; successfully blending in the requirements of modern-day family living, creating a luxurious, meticulously presented interior of style and sophistication, complemented by wonderful grounds including a walled garden with a period stone built summer house and a pergola with Hot Tub. There is also a double integral garage and ample driveway parking. The property has gas central heating along with electric under floor heating where stated and double glazing throughout.

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.

The Accommodation

Internally the property is arranged over three floors, offering great versatility. Entering onto the middle floor via a welcoming hallway that is flooded with natural light, double doors lead to the large 30' lounge/dining room with feature Bi-Fold doors opening onto the fabulous balcony, taking advantage of the fine views. The stunning kitchen has a range of quality units and integrated appliances and opens through to a family living room with a vaulted ceiling. There are two double bedrooms on this floor served with a stylish shower room and a guest WC. Separate staircases lead to the top and bottom floors.

On the top floor, a gallery landing provides access to a stunning master bedroom suite with a Juliet style Balcony which again maximises the far reaching views and also has a dressing area with fitted wardrobes and a lovely En-suite bath/shower room. There is another large double bedroom with fitted wardrobes, a useful home study (or bedroom 6) and a main bath/shower room.

On the ground floor, there is a versatile space with a large double bedroom and En-suite shower room, along with another sitting room and access onto a patio overlooking the garden. A double garage completes this floor.

The grounds have been carefully landscaped including a walled front garden with direct access onto Penn Lane and to the rear a sweeping driveway leads to the integral double garage and mature rear garden with the character summer house and hot tub area.

Entrance Hall



Accessed via a double glazed entrance door with matching full height double glazed windows. Laminate flooring, two radiators, and ceiling spotlights. Separate stairs lead to the top and bottom floors, there is a fitted cloaks cupboard and glazed doors lead to the main rooms.

Lounge/Dining Room 29'9" x 11'9" (9.07 x 3.60)



A fantastic main reception room with a lounge and dining area. Two radiators, double glazed side and rear windows and Bi-fold doors opening onto the balcony.

Balcony



Generous balcony providing a great place to sit and enjoy the stunning views the property has to offer.

Kitchen 19'2" x 11'6" (5.85 x 3.51)



As with any home the kitchen is often the focal point and

this is no exception here. Along with the living room, it makes for a lovely place for family time and entertaining. The kitchen is fitted with a contemporary range of gloss fronted base and wall units with granite worktops and a matching central island with a breakfast bar. There is an inset sink and drainer with a mixer tap and integrated Neff appliances including a hide and slide electric oven, induction hob, microwave, warming drawer, dishwasher and a Hoover washing machine. Ceiling spotlights and tiled flooring with electric under floor heating. Double glazed side access door and windows along with a Velux roof light.

Living Room 17'0" x 11'6" (5.19 x 3.53)



With a feature vaulted ceiling, tiled flooring with underfloor heating and double glazed windows providing a panoramic view of the front garden. A glazed door leads back to the hallway.

Bedroom 3 14'6" x 11'9" (4.44 x 3.60)



Double bedroom with a radiator and double glazed rear window.

Bedroom 4 14'6">8'2" x 11'7" (4.43>2.49 x 3.54)



Front double bedroom with a radiator and double glazed front and side windows.

Shower Room 8'3" x 5'9" (2.53 x 1.77)



With a walk in shower and fitted screen; vanity wash hand basin and WC. A heated towel rail, tiled flooring and splashbacks, ceiling spotlights, an extractor vent and two double glazed front windows.

Guest WC

Two piece suite comprising WC and vanity wash hand basin. With tiled flooring, a heated towel rail and extractor vent.

Top Floor Landing



With a modern glazed balustrade, two double glazed Velux roof lights providing natural lighting, ceiling spotlights, access to the loft space and a built in storage cupboard. Doors leading off.

Master Bedroom 17'7" x 12'4" (overall) (5.37 x 3.76 (overall))



Fantastic master bedroom suite with a Juliet style balcony and French doors overlooking the garden and countryside beyond. Vaulted ceiling with spotlights, a radiator and further double glazed side window. The dressing area has fitted floor to ceiling wardrobes and access to the En-suite.

En-Suite Bathroom 12'2" x 5'5" (3.73 x 1.66)



Four piece suite comprising bath, separate shower, wash hand basin and a WC. With tiled flooring and splash backs, a vaulted ceiling with spotlights, extractor vent and a double glazed front window.

Bedroom 2 11'11" x 11'5" (+wardrobes) (3.64 x 3.50 (+wardrobes))



Large second bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed side window.

Bedroom 6/Study 7'8" x 7'3" (2.36 x 2.22)



Useful home study or additional bedroom. With a radiator, vaulted ceiling with spotlights and a Juliet style balcony with French doors.

Bath / Shower Room 8'0" x 5'9" (2.45 x 1.77)



Four piece suite comprising bath, separate shower, wash hand basin and WC. Tiled walls and flooring, a double glazed Velux roof light and spotlights.

Ground Floor Bedroom 5 16'10" x 11'3">9'9" (5.15 x 3.44>2.98)



Offering a versatile ground floor space, ideal for a variety of uses. Currently used as a large fifth bedroom with an En-suite shower room and private lounge. The bedroom area has engineered wood flooring with underfloor heating and a radiator.

En-Suite Shower Room



With a walk in shower, wash hand basin and WC. Engineered wood flooring with under floor heating, tiled splashbacks, ceiling spotlights and an extractor vent. A double glazed side window and boiler cupboard housing the gas boiler.

Sun Room 12'11" x 12'3" (3.95 x 3.74)



Triple aspect sitting room with engineered wood flooring and underfloor heating. Two sets of Bi-fold doors opening onto the patio, a radiator and further double glazed window.

Double Garage 16'10" x 16'8" (5.15 x 5.10)

With two electric, remote controlled roller doors. Electric light and power, separate stairs leading to the first floor with storage space under.

Front Garden



The front garden provides a delightful private outdoor space, set behind a beautiful stone wall with gated access into the property. A paved path leads to the entrance door and is flanked by two shaped lawns with established shrubs and trees, along with two patio seating areas.

Rear Garden + Driveway



To the rear of the property, there is a wide driveway providing ample parking and access to the garage. A well maintained lawn garden with a mixture of planted borders with shrubs and trees. Access to the summer house and hot tub area.

Summer House 10'10" x 10'0" (overall) (3.31 x 3.06 (overall))



Another feature of this quality home is the period stone built summerhouse, which has electric connected and a wood fired, cast iron range. The current owners have really enjoyed using this part of the property, along with the patio in front, as a great place for entertaining and Al-fresco dining.

Important Information

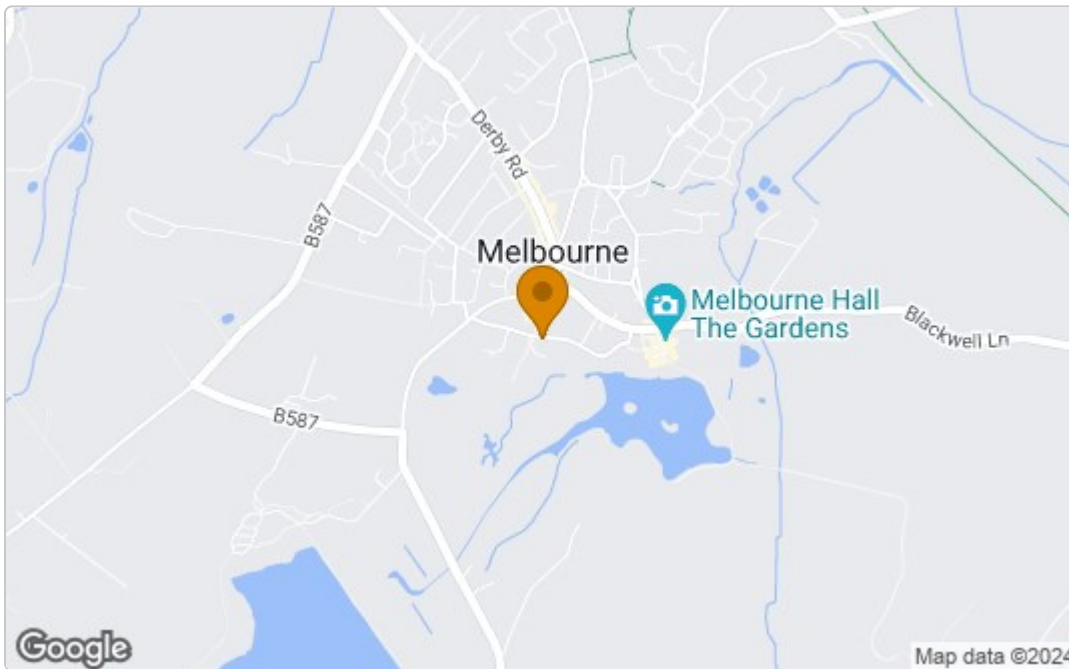
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have

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.

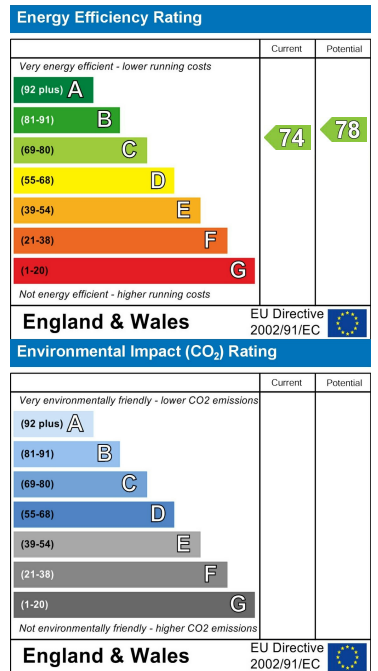
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.