



HOPKINS & DAINTY

ESTATE AGENTS



Kings Newton Lane, Derby, DE73 8DD

£1,700,000

Pippin Heath - a stunning and contemporary property sat in approximately half an acre of beautifully landscaped gardens with a far reaching open countryside vista. The property has been extended and superbly modernised to a high finish and is meticulously and stylishly presented throughout offering an exquisite blend of both grandeur and charm. Within the grounds is a detached two storey building which is currently being used as a fitness studio but would lend itself to a multitude of uses. In brief the accommodation has to offer: Spacious hallway, guest cloakroom, study, two reception rooms, and a most magnificent open plan kitchen/dining room and living room with many bi-folding doors opening onto the rear garden, making this a wonderful entertaining area. There is also a useful utility room leading off from the kitchen. To the first floor there is a super master bedroom with bi-folding doors leading out onto a balcony with the aforementioned far reaching open countryside views, together with a walk in dressing area and large en-suite bathroom and bedroom two with an en-suite shower room. To the second floor there are a further two bedrooms with a bathroom to service these two rooms. Outside the property sits behind electric gates with a large gravelled frontage providing very generous off road parking, the detached two-storey studio and a lovely landscaped rear garden with beautiful open views. Located within a highly desirable countryside location but with excellent communication links nearby an internal viewing is a must to fully appreciate the quality and space this beautiful house has to offer. EPC to follow.

Entrance hall



With window to the front, LVT flooring, spotlights to the ceiling, stairs off to the first floor, understairs storage cupboard, two vertical radiators.

Guest Cloakroom

Fitted with a suspended W.C with concealed cistern, circular wash hand basin, radiator, window to the side, LVT flooring.

Study 11'3" x 10'0" (3.44 x 3.07)

With built in double cupboard, LVT flooring, radiator, window to the front.

Reception room 1 24'11" x 14'0" (7.62 x 4.27)



With LVT flooring, fitted bar area with cupboards and fridge under, two radiators, two Velux skylights, two windows to the side and bi-foldings doors to both the front and side, spotlights to ceiling.

Reception room 2 13'8" x 13'7" (4.17 x 4.15)



With feature picture window to the rear, double opening French doors to the side, window to the rear, LVT flooring, vertical radiator.

Open plan kitchen/dining room/living room 51'8" x 31'7" maximum measurements (15.76 x 9.65 maximum measurements)

Kitchen: Fitted with a range of base units with a Quartz working surface over, fixed matching island with space for stools, inset enamel double sink, space for American style fridge/freezer, integrated dishwasher, fitted Range cooker with extractor over, LVT flooring with underfloor heating, two windows to the front, Bi-folding doors to all sides of the dining area together with two Velux skylights.

Sitting area: With two windows to the front, LVT flooring, window to the rear, bi-folding doors leading out onto the patio, free standing log burner, exposed timber truss.

Utility room 14'8" x 7'3" (4.48 x 2.23)

With appliance space for washing machine, fitted base units, window to the front.

The first floor landing

With feature stained glass window to the front, window to the front, stairs off to the first floor. radiator.

Bedroom One 14'11" x 13'8" (4.55 x 4.17)



With picture window to the rear overlooking the rear garden and beyond, window to the rear, bi-folding door to the side leading out onto the balcony affording wonderful open views, radiator, fitted media unit with drawers under and matching bedside cabinets.

Dressing area 11'7" x 8'3" (3.55 x 2.53)

Fitted with an extensive range of fitted bedroom furniture.

En-suite bathroom 14'6" x 12'9" (4.42 x 3.89)



With walk in shower, suspended W.C with concealed cistern, fitted vanity unit with feature wood surface and inset twin wash hand basin, double ended roll top bath, spotlights to ceiling, two windows to the front, two heated towel rails.

Bedroom Two 12'9" x 11'3" (3.89 x 3.45)



With window to the front, radiator, wood panelling to one wall, door to:

En-suite shower room



With walk in shower, W.C with concealed cistern, vanity unit with inset wash hand basin and storage beneath, tiled walls and flooring, window to the side, built in storage cupboard.

The second floor

With built in storage cupboard, door to:

Bedroom Three 10'9" x 10'3" (3.29 x 3.13)

With two windows to the side, exposed beam, radiator, a range of built in wardrobes.

Bedroom Four 11'4" x 12'0" (3.46 x 3.68)

With window to the side, radiator, a range of built in wardrobes.

Shower room

With walk in shower, suspended W.C with concealed cistern, vanity unit with twin inset wash hand basin and

storage under, partially tiled walls, tiled flooring, window to the rear, heated towel rail.

Separate studio

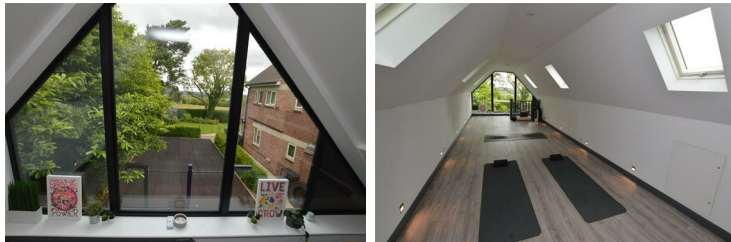


The building is currently being used as a fitness studio but could lend itself to a multitude of uses.

Ground floor studio 30'8" x 19'2" (9.36 x 5.85)

With two remote controlled electric doors, door and window to the side, power and lighting, spotlights to ceiling and door to W.C with a fitted storage unit incorporating the W.C., and wash hand basin with tiled splashback, window to the side.

First floor studio 30'8" x 10'4" (9.36 x 3.17)



With six Velux skylights, window to the front, feature picture window to the rear.

Outside



The property sits handsomely behind electric gates with a large gravelled frontage which provides most ample off road parking and access to the house and studio together with a small lawn. Gated side access leads to the superb landscaped rear and side garden which has a large patio, shaped lawn, herbacious borders, a partially covered seating area, a large sunken fire pit and an outside fitness area to the side.

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

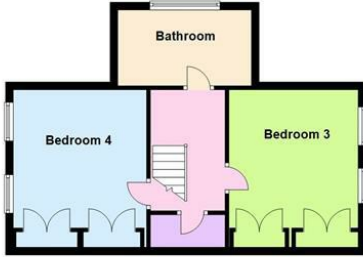
Ground Floor
Approx. 208.9 sq. metres (2249.0 sq. feet)



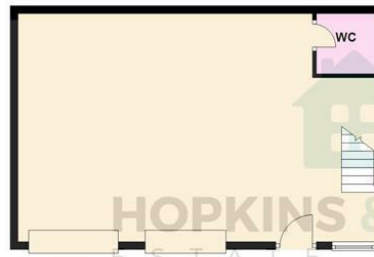
First Floor
Approx. 81.9 sq. metres (881.6 sq. feet)



Second Floor
Approx. 43.9 sq. metres (472.6 sq. feet)



Separate Studio ground floor
Approx. 55.4 sq. metres (596.3 sq. feet)

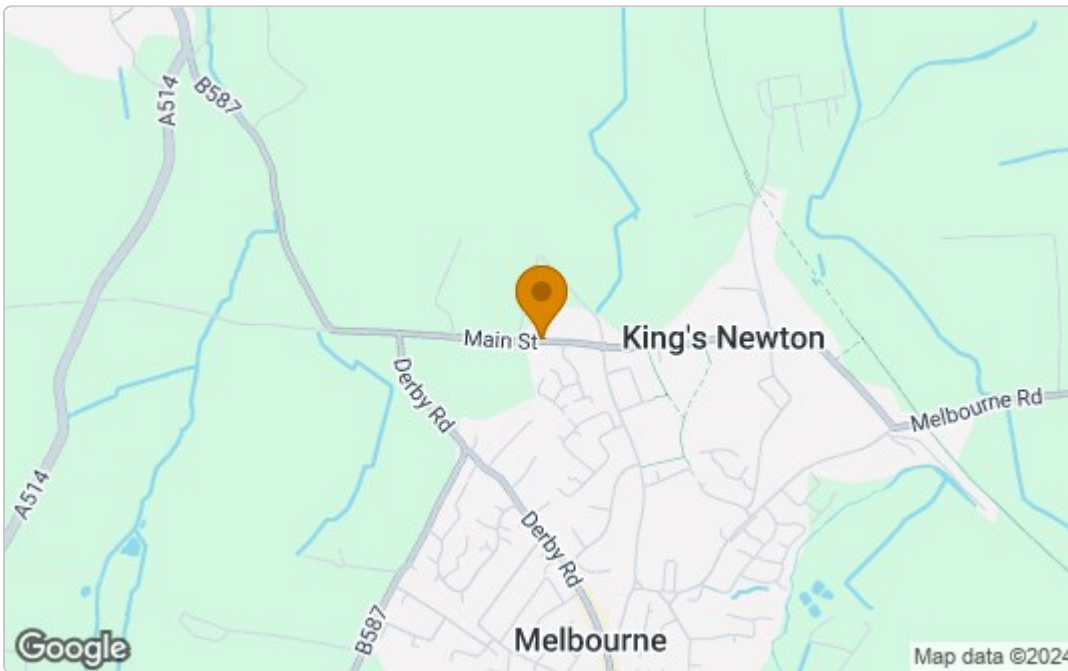


Studio First floor
Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 420.1 sq. metres (4522.0 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.