



## 5 Bed House - Detached

The Croft Back Lane, Sutton-On-The-Hill DE6 5JL  
Offers In The Region Of £1,850,000 Freehold



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- Dream Family Home
- Rarity on the Market
- Particularly Well-Appointed Throughout
- Spacious & Versatile Accommodation
- Stunning Extended Open Plan Living Space
- Five Double Bedrooms & Four Bathrooms
- Outbuilding with Versatile Accommodation
- Beautifully Stocked Gardens
- Extensive Driveway, Triple Garage & Gym
- Over 6000 sq ft of Living Space (Including Garage/Outbuilding)

A stunning, five double bedroom, detached residence set on a large, two thirds of an acre plot with rural views in every direction. A truly stunning, five double bedroom, detached residence occupying a fabulous plot in a wonderful, semi-rural location on the outskirts of the sort after village of Sutton-on-the-Hill. This is a particularly well-appointed property which requires a full internal inspection to fully appreciate the wealth and accommodation of property on offer. The accommodation comprises spacious entrance hall, cloak cupboard, fitted guest cloakroom, large sitting room with feature fireplace, superb open plan living space combining high quality bespoke fitted kitchen, lounge area and garden room with feature exposed truss work with snug and family room off, utility room and boiler room. The first floor semi-galleried landing leads to the principle suite with large double bedroom, fabulous views, French doors to balcony, dressing area and superbly appointed en-suite bathroom, two further double bedrooms both with high specification en-suite facilities, two additional double bedrooms and a large principle bathroom. The gardens and grounds are also well worthy of note with the property sitting on a plot measuring approximately two thirds of an acre. To the front there is an extensive driveway providing off-road parking for multiple vehicles and access to a recently constructed outbuilding which incorporates a triple garage, rear lobby leading to a gym, large shower room and plant room. There is an externally accessed attic room over which could provide guest accommodation plus en-suite. To the rear of the property is an extensive, private garden backing directly onto open fields. Immediately off the lounge, dining area and garden room is an extensive terrace with outdoor kitchen/barbecue station. This is a wonderful place to entertain family and friends. Beyond this are beautifully stocked borders, mature trees, children's play area and timber shed.

### The Location

Sutton-on-the-Hill is a parish in the south of Derbyshire approximately eight miles west of Derby. It is an attractive village set amid beautiful open countryside and offers an impressive church which is visible from The Croft. Outline villages including Etwall and Hilton combine to offer a range of amenities including primary schools, John Port secondary school, shops, pubs and restaurants. Further schooling in the area can be found at Denstone college, Trent college in Long Eaton, Repton public school, Derby High school and Boys Grammar school in Littleover. The village also offers easy access to major employers in the area including Rolls Royce, Toyota and JCB and excellent transport links including the A38, A52, A50 and M1 as well as East Midlands Airport.

## Accommodation

### Ground Floor

#### Entrance Hall

24'7" x 9'5" (7.50 x 2.88)

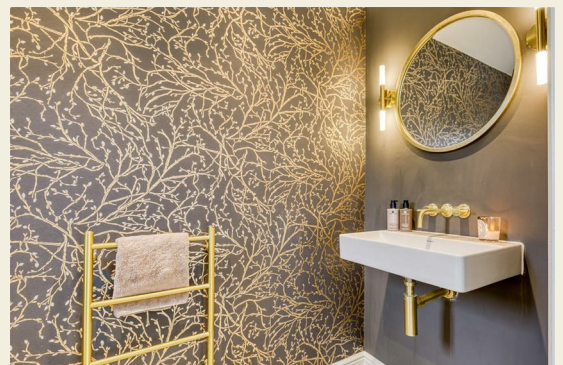
A panelled entrance door with sealed unit double glazed side lights and fan light over provides access to a most impressive entrance hall with two central heating radiators, feature staircase to first floor with attractive balustrade, wood panelled walls, feature herringbone patterned wood flooring, recessed ceiling spotlighting, understairs storage cupboard, sealed unit double glazed window to rear and twin panelled doors to cloak cupboard.



#### Fitted Guest Cloakroom

7'4" x 3'10" (2.24 x 1.19)

Appointed with a white suite comprising low flush WC, stylish wash handbasin with mixer tap, towel radiator, recessed ceiling spotlighting, tile flooring and sealed unit double glazed window to rear.



## Fabulous Large Sitting Room

30'6" x 22'2" (9.32 x 6.78)

A beautiful, bright and airy room courtesy of sealed unit double glazed bay window, two sets of French doors to front, two sealed unit double glazed picture windows to side overlooking neighbouring church and fields in the distance and two further sets of sealed unit double glazed French doors to the rear terrace/back garden, again with wonderful, rural views. There are four central heating radiators, feature chimney breast with log effect gas fire and recessed ceiling spotlighting.





Stunning Open Plan Living Space  
Comprising three distinct areas:



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## Truly High Specification Quality Fitted Kitchen

23'9" x 14'2" (7.26 x 4.33)

Comprising quartz worktops and central island with breakfast bars, inset ceramic sink unit with mixer tap and Quooker hot water tap, a beautiful range of two tone fitted cupboards and drawers, large electric Everhot range cooker, appliance space suitable for American style fridge freezer and large wine fridge, integrated Miele microwave/oven, separate oven, two central heating radiators, feature tile flooring, recessed ceiling spotlighting and sealed unit double glazed window to rear.





## Lounge Area

Having a central heating radiator, continuation of feature tile flooring, dual aspect log burner, two sets of sealed unit double glazed French doors to terrace and open access to fabulous dining room.



## Garden Room/Dining Area

32'5" x 14'3" (9.90 x 4.35)

With feature pitched roof incorporating exposed wooden truss work, six sealed unit double glazed roof lights, continuation of the tile floor covering, recessed ceiling spotlighting, four sets of sealed unit double glazed French doors and further timber framed picture windows overlooking the garden and open fields beyond.





## Family Room

14'1" x 11'2" (4.31 x 3.41)

Comprising herringbone patterned wood flooring, central heating radiator, bespoke storage cupboards and shelving, sealed unit double glazed cant bay window incorporating storage and recessed ceiling spotlighting.



### Snug

16'4" x 12'2" (4.98 x 3.71)

Having herringbone patterned wood flooring, central heating radiator, feature three quarter wood panelled walls, recessed ceiling spotlighting and two sets of sealed unit double glazed multi-paned French doors to front.



### Utility

13'8" x 6'10" (4.17 x 2.10)

Comprising a continuation of the quartz worktops with matching upstands, inset twin ceramic sink unit with mixer tap, a stylish range of fitted base cupboards and drawers, cupboard providing appliance space for washing machine and tumble dryer, central heating radiator, continuation of the tile flooring, sealed unit double glazed window to side and matching French door to rear.

### Boiler Room/Cloak Cupboard

7'7" x 3'9" (2.32 x 1.16)

Housing the wall mounted ATAG boiler, central heating radiator and continuation of tile flooring.

### First Floor Landing

13'7" x 9'2" (4.15 x 2.80)

A feature semi-galleried landing with attractive balustrade, central heating radiator, recessed ceiling spotlighting, access to loft space and an extensive range of fitted storage cupboards.



## Principle Suite

27'3" x 16'6" (8.32 x 5.05)

With feature high ceiling incorporating recessed ceiling spotlighting, two central heating radiators, a further range of fitted wardrobes, sealed unit double glazed window to front and sealed unit double glazed picture windows to side and two sets of sealed unit double glazed French doors onto balcony with feature glass balustrade. Please note this room offers countryside views from every aspect.



## Dressing Area

10'9" x 9'2" (3.29 x 2.80)

A large dressing area with floor to ceiling fitted wardrobes, central heating radiator, sealed unit double glazed window to rear offering fabulous views and open access to bedroom area.





### Beautifully Appointed En-Suite Bathroom

12'7" x 7'0" (3.85 x 2.14)

Partly tiled with feature tiling and comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, large walk-in shower cubicle, separate freestanding bath, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to rear offering views.



### Double Bedroom Two

12'0" x 11'11" (3.67 x 3.64)

With central heating radiator, a full bank of fitted wardrobes, access to loft space and sealed unit double glazed window to front offering field views.

## Superbly Appointed Bathroom

10'9" x 6'4" (3.28 x 1.94)

Comprising tiled floor and attractive wood panelled wall with low flush WC, marble topped vanity unit with mixer tap and fitted base cupboards and drawer beneath, free standing bath, separate large shower cubicle, chrome towel radiator, recessed ceiling spotlighting and feature circular sealed unit double glazed window to front.



### Double Bedroom Three

15'0" x 14'6" (4.59 x 4.44)

With central heating radiator, a full bank of fitted wardrobes, access to loft space and sealed unit double glazed Velux window to front offering field views. Having a central heating radiator, feature high ceiling with recessed ceiling spotlighting, three quarter wood panelling to walls, sealed unit double glazed Velux windows and sealed unit double glazed French doors with matching sidelights with access to Juliet balcony with glass balustrade and views over the garden and fields beyond.





### Superbly Appointed En-Suite Bathroom

11'10" x 9'2" (3.63 x 2.81)

Partly floor and wall a tiled with low flush WC, vanity unit with wash handbasin and drawers beneath, bath with mixer tap, shower cubicle, ladder radiator and recessed ceiling spot lighting.



### Double Bedroom Four

16'5" x 10'9" (5.02 x 3.30)

Having a central heating radiator, fitted storage, feature three quarter wood panelled wall and sealed unit double glazed window to front.

### Double Bedroom Five

16'5" x 10'6" (5.02 x 3.22)

With central heating radiator, fitted storage, feature three quarter wood panelled wall, recessed ceiling spotlighting and sealed unit double glazed window to rear.



## Beautifully Appointed Bathroom

14'10" x 9'7" (4.54 x 2.94)

Appointed with wood panelled wall, feature tile floor, low flush WC, marble topped vanity unit with twin inset sinks and fitted cupboards and drawers beneath, freestanding bath, separate large shower cubicle, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to front.





### Large Outbuilding which includes Triple Garage

Featuring three electric doors to one single garage and one large double garage which is currently used as a games room. The rear door gives access to a corridor and there is an external door to the side and an internal door to the gym.



### Gym

11'11" x 14'5" (3.64 x 4.41)

Comprising feature part wood panelled walls, large picture mirror, air conditioning unit, recessed ceiling spotlighting and sealed unit double glazed Velux window to rear.



### Well-Appointed Shower Room

13'9" x 7'6" (4.20 x 2.31)

Appointed with a white suite with low flush WC, vanity unit with wash handbasin and storage shelving beneath, large walk-in shower cubicle, tile flooring, central heating radiator, recessed ceiling spotlighting and sealed unit double glazed Velux window to rear.

### Plant Room

7'5" x 7'4" (2.27 x 2.26)

Having a sealed unit double glazed Velux window to rear.

### Outbuilding First Floor

28'3" x 15'1" (8.62 x 4.60)

The first floor of this large outbuilding is accessed via an external staircase with wrought iron balustrade which leads to potential guest accommodation or home office. Having four sealed unit double glazed Velux windows, recessed ceiling spotlighting and sliding glass doors potential en-suite shower room.

### Potential En-Suite Shower Room

15'1" x 11'6" (4.62 x 3.52)

With sealed unit double glazed Velux windows to front and rear and further sealed unit double glazed window to side overlooking fields.

### Outside

Without a doubt the true feature of this sale is the property's position, set amid open countryside with views in every direction. The property sits on a plot measuring approximately two thirds of an acre and is accessed via both electric vehicular and pedestrian gates. The former leads to an extensive gravelled/car standing area for multiple vehicles. There is also a recent addition of a new, large outbuilding which not only affords a triple garage but also features auxiliary accommodation including gym, large shower room, plant room and hallway with an external access to the side. Above this and accessed via an external wrought iron staircase features a large attic room/guest quarters with potential en-suite shower room.

Complementing the internal accommodation the wonderful gardens sit mainly to the rear of the property and feature extensive lawns, beautifully planted borders with a truly varied selection of flowering plants, shrubs and specimen trees. There is an impressive terrace which is accessible from three of the reception rooms and features an outdoor kitchen/barbecue, ideal for entertaining family and friends. Other features include children's play area, timber framed gazebo, neat hedging and views towards the village church. The gardens are a true asset to the sale and must be seen to be appreciated.



### Council Tax Band F



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

6316 ft<sup>2</sup>  
586.6 m<sup>2</sup>

Reduced headroom

103 ft<sup>2</sup>  
9.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m


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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	33	40
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	