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The Old Sweet Shop Clifton Road

Netherseal | DE12 8BS | Offers Over £465,000

ROYSTON  
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- Historic Extended Semi-Detached Cottage Dating Back To The 1800s
- Seamlessly Blends Old-World Charm With Modern Comforts
- Three Reception Rooms: Dining Area, Snug/Office & Lounge
- Landscaped Garden, Patio, Summer House & Tandem Driveway
- Freehold - EPC Rating D
- Located In Picturesque Netherseal, Surrounded By Stunning Countryside
- Features Spacious Interiors With Period Details & Original Features
- Four Bedrooms Upstairs With An Updated Bathroom
- Council Tax Band D







'The Old Sweet Shop' is an extended semi-detached cottage that exudes historic charm, dating back to the 1800s. Nestled in the picturesque village of Netherseal, this delightful property is surrounded by countryside, providing a serene and idyllic setting for its residents.

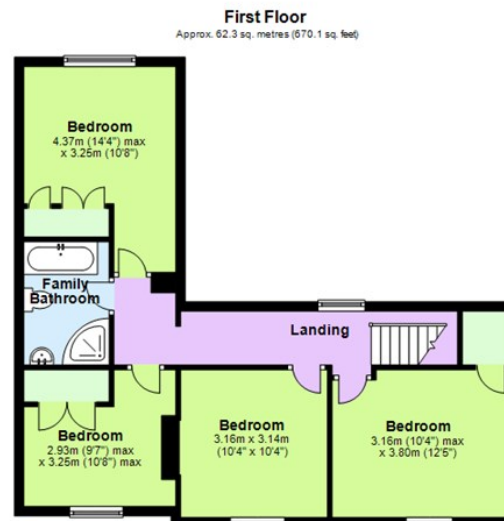
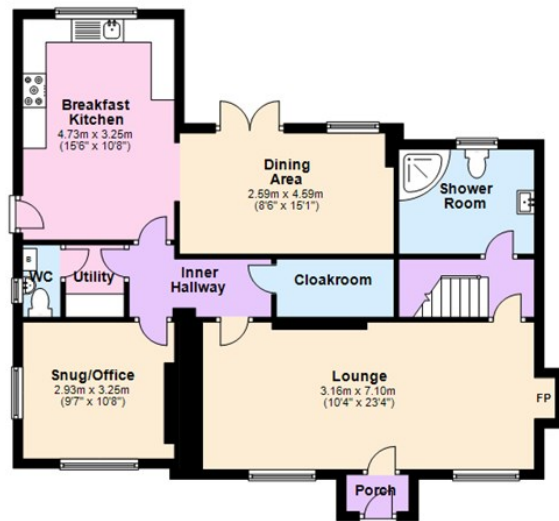
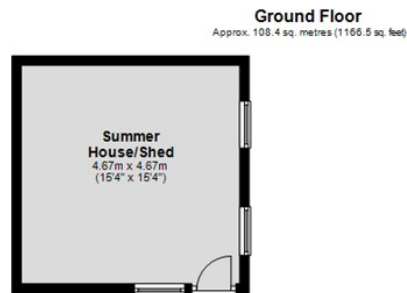
The cottage seamlessly blends old charm with modern comforts, making it a unique and inviting home. Upon entering you are greeted by spacious interiors that have been thoughtfully designed to retain the period details that reflect its rich heritage. Original features such as exposed beams, stone fireplaces, and vintage fixtures add character to each room, creating a cosy and welcoming atmosphere. The living spaces are generous and well-proportioned, offering ample room with three reception rooms which include a dining area, snug/office and the lounge. The kitchen combines rustic elements with contemporary amenities, providing a perfect space for culinary creativity and family gatherings. The dining area is bathed in natural light via the French doors which provide access to the rear garden. Lastly to the ground floor, there is a shower room/WC, utility room and a separate downstairs WC.

Upstairs, the charm continues with four well-appointed bedrooms that offer comfort., in addition there is a well-appointed family bathroom comprising a four piece white suite including a shower, wash basin, WC and bath.

Outside, 'The Old Sweet Shop' boasts a beautifully landscaped garden that complements the countryside backdrop. The outdoor space is perfect for enjoying the peaceful ambiance as it features plants/shrubs, lawn space, patio and a summer house and shed which is complete with UV solar panels and electricity. To the right hand side there is a tandem driveway which provides off-street parking.

Netherseal offers amenities including a pub, primary school, and a church. The village features recreational spaces and easy access to bigger towns.





Total area: approx. 170.6 sq. metres (1836.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		55	82
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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