

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

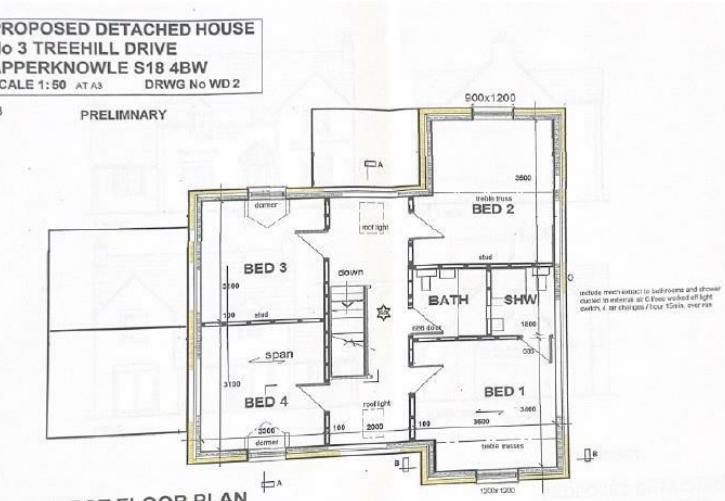
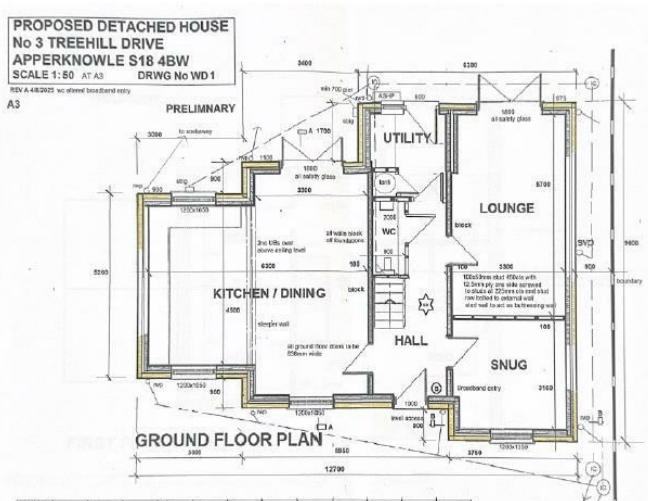
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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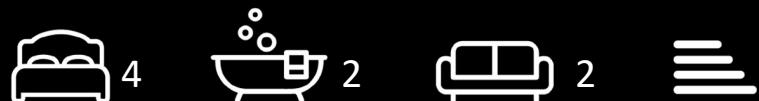


**Plot 1, Top Farm Ash Lane, Apperknowle, S18 4BA**

**Asking price £750,000**

- Stunning stone-built new-build home
- Four spacious bedrooms
- Exclusive Apperknowle village location
- Choice of kitchen and bathrooms, subject to negotiation
- Parking for multiple vehicles
- Substantial detached garage / outbuilding
- Two contemporary bathrooms
- Far-reaching countryside views
- Large rear garden
- Early viewing highly recommended

## Plot 1, Top Farm Ash Lane, Apperknowle S18 4BA



Council Tax Band: New Build

STUNNING NEW-BUILD DETACHED HOME with a HUGE DETACHED GARAGE / OUTBUILDING. Located in the highly desirable village of Apperknowle, this exceptional stone-built four-bedroom, two-bathroom detached property forms part of an exclusive development and enjoys beautiful, far-reaching countryside views to the rear. Offered with the rare opportunity for purchasers to select kitchen and bathroom finishes (subject to the stage of construction at the point of sale), the property provides generous and versatile accommodation arranged over two floors and occupies an enviable position within a superb rural setting. The home is ideally suited to a couple or growing family, and an internal inspection is essential to fully appreciate the size, quality, and standard of accommodation on offer. The substantial detached garage provides storage for four or more vehicles and offers excellent potential for alternative uses such as a workshop, home office, or gym, subject to the buyer's requirements. In brief, the accommodation comprises: entrance hall, downstairs WC, utility room, spacious lounge, and a large open-plan dining kitchen to the ground floor. To the first floor are four well-proportioned bedrooms and two bathrooms. Externally, the property benefits from a large rear garden, driveway parking to the front, and the impressive detached garage / outbuilding. An early viewing is highly recommended to avoid disappointment and to fully appreciate this outstanding home.