



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in the charming village of Earl Sterndale in the Peak District National Park, this four-bedroom semi-detached home offers spacious, well-presented accommodation throughout. The property comprises an entrance hall, a good-sized living room, dining room, pantry, and a generous-sized kitchen. There are four well-proportioned bedrooms, a family bathroom, and a separate shower room. Externally, the property provides ample off-road parking via a gated driveway and an enclosed private garden to the rear.

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HALLWAY

6'2 x 12'11 (1.88m x 3.94m)

Composite door, uPVC double glazed window, radiator, panelled walls, and ceramic wood effect tiled flooring.

LIVING ROOM

16'3 x 10'7 (4.95m x 3.23m)

uPVC double glazed double door and double glazed windows, open fireplace, radiator, and ceramic wood effect tiled flooring with underfloor heating.



DINING ROOM

9'7 x 18'3 (2.92m x 5.56m)

Composite door and two uPVC double glazed windows, multi-fuel burner, radiator, pantry, and ceramic wood effect tiled flooring with underfloor heating.



KITCHEN

20'4 x 8'2 (6.20m x 2.49m)

Two uPVC double glazed windows, fitted base and wall units, space for a range cooker, stainless steel sink and drainer with a mixer tap over, plumbing for a dishwasher, washing machine and dryer, radiator, and wooden flooring.



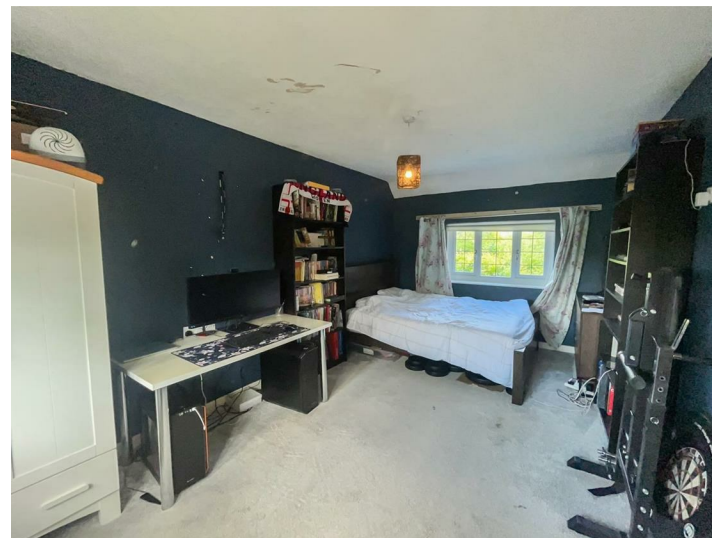
FIRST FLOOR LANDING

uPVC double glazed windows, built-in cupboard, radiator, and loft access.

BEDROOM ONE

16'3 x 10'7 (4.95m x 3.23m)

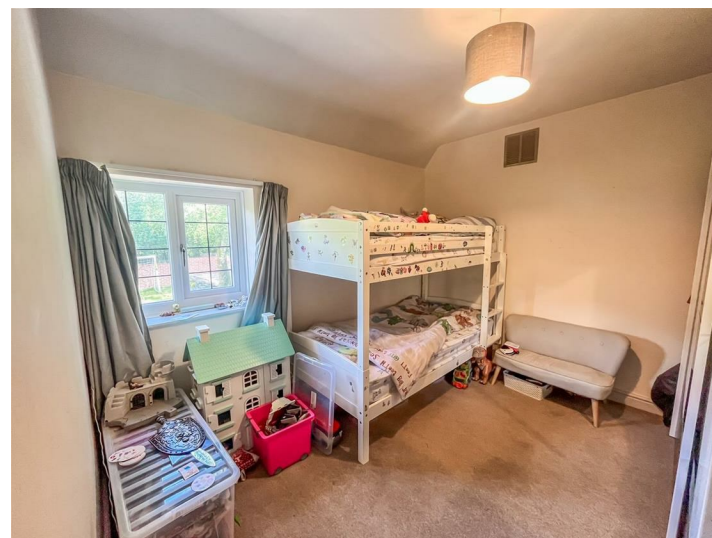
Two uPVC double glazed windows and a radiator.



BEDROOM TWO

9'8 x 10'5 (2.95m x 3.18m)

uPVC double glazed window and a radiator.



BEDROOM THREE

10'7 x 8'3 (max) (3.23m x 2.51m (max))

uPVC double glazed window and a radiator.



BEDROOM FOUR

7'11 x 9'8 (max) (2.41m x 2.95m (max))

uPVC double glazed window and a radiator.



BATHROOM

9'5 x 8'3 (2.87m x 2.51m)

uPVC double glazed windows, panelled bath with a mixer tap over, WC, pedestal wash basin, built-in cupboard, and a radiator.

SHOWER ROOM

3 x 7'2 (0.91m x 2.18m)

uPVC double glazed windows, walk-in shower cubicle with an electric shower fitment over, WC with a push flush, wash basin with a mixer tap over, and a ladder-style radiator.

EXTERIOR

To the front of the property is a gated gravelled driveway providing ample off-road parking, as well as a lawned garden. The rear features an enclosed lawned garden with a patio and space for a garden shed.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Heating: Oil



NOTES ON OCCUPANCY RESTRICTION

The property is subject to a Derbyshire/Peak Park occupancy clause with the qualifying criteria detailed below:

- * Local Residency/Employment:- Consent will automatically be given to a person who has lived or worked within Derbyshire or The Peak District National Park for a period of three years before the transaction.
- * Returning to Care for a Relative:- Consent will be given to a person with a local connection to the area who is returning to care for a relative.
- * Members of the Forces:- Consent will be given to members of the forces with local connections returning to live in the area.
- * Registered Social Landlords:- Consent will be given to registered social landlords whose stated aim is to provide housing for those satisfying the qualifying criteria. Consent will be conditional on compliance with this requirement.
- * Other Cases:- All other cases will be referred to Members for the exercise of their discretion.