



A spacious detached FOUR BEDROOM DETACHED property set in generous grounds in the village of Peak Forest. The accommodation includes an entrance hall, living room with a feature fireplace, dining room, office, kitchen, utility room, cinema room / bar, and ground floor WC. On the first floor, there are four bedrooms, two en suites, and a family bathroom. Externally, the property offers easy to maintain enclosed gardens, ample PARKING, and a workshop.

MISREPRESENTATION ACT 1967.

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ENTRANCE HALL

22'11 x 6'11 (6.99m x 2.11m)
Timber entrance door, uPVC double glazed windows, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

199 x 15 (6.02m x 4.57m)
Two uPVC double glazed windows, log burner, radiator, and wood effect flooring.



KITCHEN

97 x 15'6 (2.92m x 4.72m)
uPVC double glazed windows, fitted shaker style base units with a wooden worktop over, four ring electric hob and integral oven, AGA, ceramic sink with a mixer tap over, plumbing for a dishwasher, tiled effect flooring, and open to the dining room.



DINING ROOM

12'11 x 15'5 (3.94m x 4.70m)
uPVC double glazed window, radiator, and wood effect flooring.



OFFICE

10'6 11'8 (3.20m x 3.56m)
uPVC double glazed windows and a radiator

WC

2'9 x 6'2 (0.84m x 1.88m)
uPVC double glazed window, WC, wash basin, radiator, and wood effect flooring.

UTILITY ROOM

6'4 x 12'11 (1.93m x 3.94m)
Composite stable door, uPVC double glazed window, fitted shaker style base units with a wooden worktop over, plumbing for a washing machine, and tiled flooring.

CINEMA ROOM / BAR

16'2 x 10 (4.93m x 3.05m)
uPVC double glazed windows, electric coal effect fire, fitted wooden worktop, two fridges, and a built in cupboard/pantry.



FIRST FLOOR LANDING

22'10 x 6'11 (6.96m x 2.11m)
Two uPVC double glazed windows.

BEDROOM ONE

12'11 x 15'5 (3.94m x 4.70m)
Two uPVC double glazed windows, radiator, and built in wardrobes.



BEDROOM TWO

10'6 x 14'11 (3.20m x 4.55m)
uPVC double glazed window, built in wardrobes, and a radiator.



BEDROOM THREE

10 x 14'11 (max) (3.05m x 4.55m (max))
Two uPVC double glazed windows and a radiator.



EN-SUITE

2'10 x 8'11 (0.86m x 2.72m)
Shower cubicle with a wall mounted shower fitment, WC, and wash basin.

BEDROOM FOUR

9'9 x 11'8 (max) (2.97m x 3.56m (max))
Two uPVC double glazed windows and a radiator.

EN-SUITE

8'8 x 2'11 (2.64m x 0.89m)
Shower cubicle with a wall mounted electric shower fitment, WC, and wash basin.

BATHROOM

6'7 x 14'11 (2.01m x 4.55m)
uPVC double glazed window, corner shower cubicle with a wall mounted shower fitment, free standing roll top bath with a mixer tap over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.



EXTERIOR

The property features enclosed gardens on three sides, comprising a paved seating terrace, covered decking, and lawned areas. A gated driveway provides ample off-road parking for several vehicles, and there is also a further covered car port.



WORKSHOP

Light & Power

NOTES

Tenure: Freehold
Council Tax Band: F
EPC Rating: E

