



£700,000 Freehold

SUNNYBANK HOUSE BLACKBANKS | STANFREE | CHESTERFIELD | S44 6GQ

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ESTATE AGENTS



## ELEGANCE ON A GRAND SCALE!

Nestled in the sought-after area of Stanfree, this exquisite six-bedroom detached home effortlessly combines countryside appeal with modern sophistication. Without a doubt this property offers a tranquil retreat all year round, perfect for those seeking peace and privacy, while still being conveniently close to nearby towns. Let's take a closer look at what's on offer.

The home has undergone a complete transformation, now boasting contemporary living spaces with exceptional finishes throughout. Starting with the private living area, framed by double doors, providing a serene, sun-soaked room for quiet moments or intimate gatherings. Beyond, the expansive open-plan kitchen, living, and dining area creates a warm, inviting atmosphere, ideal for both family living and entertaining, with two sets of bi-folding doors seamlessly bringing the outdoors in. The ground floor is completed by a practical utility room and a handy downstairs WC. Not to mention the ground floor benefits from engineered oak flooring throughout!

The six bedrooms are spread over two floors, including two created from a loft conversion. Each room is filled with natural light, with two benefiting from their own en suites for added luxury. The family bathroom, located off the first-floor landing, features a stylish four-piece suite, combining both elegance and functionality.

Outside, the beautifully landscaped garden offers ample space for relaxation and outdoor activities, all while soaking in the breathtaking countryside views. This outdoor space perfectly complements the interiors of the home. Externally, the front also boasts an expansive driveway and double garage providing secure off road parking!

With its impeccable refurbishment, expansive living areas and location, this property presents a unique opportunity for those in search of a truly outstanding home!

Call our team today to arrange a viewing!





#### Hall

The property features a spacious entrance hallway with engineered oak flooring, creating a welcoming first impression. A staircase leads to the first floor, complementing the open and functional layout of the home. This area offers ample space for coats and shoes, enhancing both practicality and style along with further leading access into;

#### Living Room 11'3" x 15'4"

The cosy living room features dual aspect windows, creating a warm, inviting atmosphere. Double doors open into the open-plan kitchen/dining/living area, offering a seamless flow between the two spaces, giving you the option to create an even more open, airy layout if desired.

#### Kitchen 10'9" x 19'7"

The fully equipped kitchen features stunning cabinetry, an inset sink with a drainer, and integrated appliances, offering both style and practicality. A central island provides additional workspace and storage, which in turn also provides the perfect space for socialising whilst cooking. The kitchen seamlessly flows into the open-plan dining and living areas, perfect for modern living and entertaining. It also benefits from convenient access to a separate utility room, adding extra space for storage and laundry needs. Fitted with a window to the side elevation and bi-folding doors to the rear.

#### Living Room 23'10" x 13'7"

The expansive living area offers a vast space, perfect for both relaxing and entertaining. With a set of bi-folding doors opening to the rear garden. The design creates an ideal flow between the indoors and outdoors, enhancing the opportunities for family and friends to come over.

#### Dining Room 10'10" x 11'11"

The versatile dining room offers a flexible space, perfect for family meals, entertaining, or even as a home office or playroom. This adaptable layout allows you to tailor the room to suit your needs, making it a practical addition to the home for a variety of uses.

#### Utility 10'9" x 9'2"

The handy utility room provides additional storage and functionality, offering space for laundry appliances and household essentials. Fitted with a window to the front elevation. Access to a downstairs WC.

#### WC

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

#### Landing To The First Floor

Expansive landing with a window to the front and side. This space could be utilised in multiple ways whether that be a relaxing space, a desk for working from home or many more. further access to;

#### Bedroom One 16'10" x 13'7"

Carpeted flooring, central heating radiator, window to the rear and access to an en suite facility.

#### En Suite 3'6" x 10'6"

Three piece suite including of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

#### Bedroom Two 15'4" x 12'11"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Three 12'11" x 10'6"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 10'10" x 9'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 10'10" x 5'9"

Stunning four piece suite comprising of a hand wash basin, low flush WC, shower and a bath. Dual aspect windows to the side and rear elevation.



#### Landing To The Second Floor

With leading access into;

#### Bedroom Five 20'4" x 10'4"

Carpeted flooring, central heating radiator, velux windows and access to an en suite.

#### En Suite 3'3" x 10'6"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

#### Bedroom Six 10'10" x 10'4"

Carpeted flooring, central heating radiator and a velux window.

#### Garage 20'2" x 20'6"

Double garage accessible from the front elevation fitted with an external door to the rear elevation.

#### Outside

Surrounded by vast, picturesque countryside, this truly unique plot offers a sense of space and privacy that's hard to match. The front of the property is beautifully decorated with mature shrubs, leading to a double garage and a large, private driveway providing ample parking. At the rear, you'll find a generously sized, well-maintained lawn, a charming patio seating area and hedge surround adding an extra layer of privacy to this already exceptional outdoor space.

#### Additional Features

This incredible property also benefits from the below:

- Fully renovated throughout.
- Loft conversion.
- Exterior has been fully rendered.
- New heating.
- Has been re-wired.

#### Planning Permission

This property benefits from full planning permission granted for a treble garage with an annexe above to be located in the garden.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		



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