



£385,000 Freehold

THE COTTAGE THE GREEN | HARDSTOFT | CHESTERFIELD | S45 8AG

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ESTATE AGENTS



CHARMING & CHARACTERFUL... is the only way we can describe this impressive three bedroom semi detached cottage. Situated in the beautiful location of the historic Hamlet of Hardstoft. Where do we even begin with this incredible semi detached cottage? Maybe with its gorgeous interior that offers the perfect blend of traditional and modern features, or perhaps its three excellent bedrooms? This cottage is 300 years old and has been looked after wonderfully through out the years!

Heading inside, you will be presented with a lovely sitting room providing a cosy space ready to add your homely furnishings and personal touches. The wooden beams are a stand out feature in this room and continue through out the cottage. Moving on you will find a living room full of character with a brick feature wall and fireplace and a beautiful traditional wooden door. Finishing the ground floor is the impressive kitchen with matching modern cabinets and complimenting handles, built in appliances and space for more with a elegant belfast sink.

Heading upstairs you will find three versatile bedrooms, The master even has the luxury of its own en suite. Completing the floor is the main family bathroom consisting of a contemporary clawfoot tub, this is the perfect space to relax and unwind.

You will only continue to be impressed further as you step out to the superbly landscaped rear garden with stunning panoramic views of Hardwick Hall. There's a low-maintenance lawn, patio seating area, shed/outbuilding, lovely surrounding mature shrubs and a surrounding private hedge. A terrific setting to enjoy quality time with family and friends! The front of the property also benefits from a block-paved driveway that allows parking space and a lovely front garden lawn area. this could be your dream home. Give us a call to book in your viewing!







#### Porch

Window to the side elevation and further access to;

#### Sitting Room 12'1" x 16'0"

Versatile room with laminate flooring, fitted aga and exposed beams running along the ceiling. Dual aspect windows to the side and front elevation.

#### Living Room 12'1" x 16'1"

Spacious room with a brick feature wall, feature fireplace area exposed ceiling beams. Windows to the front elevation.

#### Kitchen/Dining Room 5'11" x 30'6"

Complete with a range of matching wall and base cabinetry, ample worktop space, double belfast sink and integrated appliances. Exposed ceiling beams

throughout and windows to the rear elevation. Further space for your desired dining furniture.

#### Landing

With leading access into;

#### Bedroom One 11'0" x 12'0"

Laminate and carpeted flooring, central heating radiator access to an en suite and dual aspect windows to the front and side.

#### En Suite 3'3" x 8'8"

Three piece suite including a hand wash basin, low flush WC and a shower.

#### Bedroom Two 12'3" x 14'8"

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



#### Bedroom Three 6'0" x 11'0"

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

#### Bathroom 5'8" x 8'8"

Three piece suite comprising of a hand wash basin, low flush WC and a free standing bath. Window to the rear elevation.

#### Outside

A beautifully landscaped rear garden. Low-maintenance lawn, patio seating area, shed/outbuilding, lovely surrounding mature shrubs and a surrounding private hedge. A terrific setting to enjoy quality time with family and friends! The front of the property also benefits from a block-paved driveway that allows parking space and a lovely front garden lawn area.









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. Specially no guarantee is should not be relied on as a 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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		
EU Directive 2002/91/EC		

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