

HOUSE NAME, Langley View, Dalbury Lees, DE6 5BE



Hannells
— SELECT —



WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about what might just be your new home. If you like what you see, don't risk missing out on it, contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.



DIRECTIONS

From the offices of Hannells Estate Agents in Mickleover turn right onto Uttoxeter Road and at the roundabout turn left onto Station Road. At the end of the road turn left onto Radbourne Lane and proceed for approximately 1.5 miles before turning left onto Long Lane. Follow Long Lane then turn left where the property can be found on the left hand side.

3. ACCOMMODATION

ACCOMMODATION

GROUND FLOOR: Entrance Hall | Cloakroom/WC
Lounge | Kitchen | Dining Room | Garden Room

FIRST FLOOR: Master Bedroom | En-Suite | Bedroom
Two | Bedroom Three | Bedroom Four | Jack And Gill Bathroom
| Family Bathroom

OUTSIDE: Electric Gate | Off Road Parking | Landscaped
Front & Rear Garden | BBQ Hut | Converted Garage |



“Set within the picturesque village of Dalbury Lees within the Derbyshire countryside and would be ideal for those looking to live the rural life.”

Hannells Select are delighted to bring to the market this beautifully presented and modern family home, situated in the much sought after village location of Dalbury Lees. The property is surrounded by countryside and enjoys spectacular views. This superb and high quality home includes an intruder alarm system, hardwood framed double glazing, underfloor heating throughout and has been constructed to the highest of standards. The property also benefits from an impressive fully fitted oak kitchen with granite work surfaces and most spacious garden room with large bi folding doors.

The internal accommodation in brief comprises; light and airy entrance hallway, cloakroom/WC, spacious lounge with open fire place, well appointed oak fitted kitchen with integrated appliances and separate dining room. To the first floor can be found four good sized bedrooms with master bedroom having a Juliet balcony and en-suite, bedroom two and four having access to a Jack & Jill bathroom suite and a white three piece family bathroom. The property sits within delightful and spacious gardens complete with off road parking and a converted double garage which now provides a games room (option to covert back to garage).

Dalbury Lees is a desirable village location and is set between Ashbourne and Derby. It benefits from a Village Hall, a well renowned pub 'The Cow' and is located a short drive from the villages of Thurvaston and Kirk Langley as well as having good road links with the A52. This family home must be viewed to fully appreciate the truly unique and spacious accommodation on offer.



5. ROOM DESCRIPTION



Entrance Hallway | 16' 11" x 9' 7" (5.15m x 2.92m) Max

Having a hardwood entrance door to the front elevation, telephone point, under stairs storage cupboard, tiled flooring with under floor heating, ceiling spot lights and stairs leading to the first floor.

Cloakroom/WC | 8' 5" x 3' 10" (2.56m x 1.17m)

Having a double glazed and obscured window to the side elevation, wash hand basin, low level W.C, extractor fan, half height tiled walls, ceiling spot lights and tiled floor with underfloor heating.

Lounge | 15' 6" x 15' 0" (4.72m x 4.57m) Max

Having a open fire place, television point, underfloor heating and bi folding doors on the rear elevation leading to the garden.

Dining Room | 13' 0" x 8' 6" (3.96m x 2.59m)

Having a double glazed window to the front elevation, Velux sky light windows, wood flooring with under floor heating.

Kitchen | 20' 10" x 10' 7" (6.35m x 3.22m) Max

Having a double glazed window to the front elevation, Velux sky light windows, solid oak fitted kitchen comprising; wall, base, drawers and larder units with a granite work surface over with matching upstands, under mounted sink with drainer and mixer tap, Range cooker with cooker hood over, integrated dish washer, washing machine and dryer, American fridge freezer, wall unit housing wall mounted combination boiler, tiled floor with under floor heating.

Garden Room | 22' 2" x 11' 5" (6.75m x 3.48m) Max

Having Velux sky light windows, television point, tiled floor with under floor heating and bi folding doors on the side elevation leading to the rear garden.

First Floor Landing | 12' 1" x 11' 5" (3.68m x 3.48m) Max

Having an airing cupboard housing hot water cylinder, under floor heating, access to part boarded insulated loft space with pull down ladder and lighting.

Master Bedroom | 13' 1" x 10' 10" (3.98m x 3.30m) Max

Having a Juliet balcony over looking the rear garden, a range of fitted oak wardrobes with over head storage cupboards, under floor heating and door to en-suite.

En-Suite | 8' 5" x 3' 10" (2.56m x 1.17m)

Having a white three piece suite comprising; wash hand basin with mixer tap, low level WC, large walk in shower with mixer shower over, fully tiled walls, under floor heating and extractor fan.

Bedroom Two | 13' 1" x 10' 5" (3.98m x 3.17m) Max

Having two double glazed window to the rear elevation, fitted wardrobes, television point, under floor heating and door leading into Jack & Gill bathroom.

Bedroom Three | 11' 7" x 8' 7" (3.53m x 2.61m)

Having double glazed windows to the front and side elevations, television point and under floor heating.

Bedroom Four | 10' 10" x 8' 0" (3.30m x 2.44m)

Having a double glazed window to the front elevation, underfloor heating and door leading onto the Jack & Gill bathroom.

Jack & Gill Bathroom | 7' 5" x 6' 9" (2.26m x 2.06m) Max

Having a double obscured glazed window to the side elevation, two wash hand basins, low level WC, shower cubicle with mixer shower over, shaver point, fully tiled walls and floor with under floor heating.

Family Bathroom | 8' 2" x 7' 3" (2.49m x 2.21m)

Having a double obscured glazed window to the front elevation, white three piece suite comprising; pedestal wash hand basin, W.C, roll top bath with mixer tap with shower head, shaver point, built in storage cupboard, fully tiled walls and floor with under floor heating.

Outside |

The property is accessible via electric gates leading onto a resin driveway providing off road parking. Further gate leading to a enclosed landscaped front low maintenance resin garden with surround plants, shrubs and flower beds. The property also features BBQ hut which is also included with the sale of the property. To the rear is a good sized enclosed patio garden with outside tap, green house, chicken coop, feature pond and secure gated access leading to the front of the property.

Garage/Games Room | 17' 5" x 15' 3" (5.30m x 4.64m) Max

Converted double garage into games room, with power and lighting. The room can be converted back into a garage as the electric roller door is still present.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



CONTACT SELECT

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