



**Alton Lane, Littlemoor, Ashover, Chesterfield, Derbyshire S45 0BE**

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**£595,000**

**PINWOOD**



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Littlemoor, Ashover  
Chesterfield  
Derbyshire  
S45 0BE**



**£595,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

- PANORAMIC COUNTRYSIDE VIEWS - FRONT TOWARDS OGSTON RESERVOIR AND REAR TOWARDS ASHOVER ROCK AND
- ELEVATED POSITION SET ON A GENEROUS PLOT IN A SOUGHT AFTER SEMI RURAL VILLAGE - SURROUNDED BY COUNTRYSIDE
- DRIVEWAY PARKING FOR SEVERAL VEHICLES/CARAVAN
- IDEALLY POSITIONED FOR ACCESS TO THE TOWNS OF CLAY CROSS, ALFRETON, CHESTERFIELD AND MATLOCK
- ON THE EDGE OF THE PEAK DISTRICT NATIONAL PARK
- WELL ESTABLISHED WEST FACING LANDSCAPED REAR GARDEN WITH PATIO AND LAWN - PERFECT FOR THE SUNSETS!
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND F - SECURITY ALARM
- GROUND FLOOR SHOWER ROOM - FIRST FLOOR SHOWER ROOM AND GROUND FLOOR W.C/CLAOKROOM
- FOUR DOUBLE BEDROOMS - TWO WITH BUILT IN WARDROBES
- MODERN WELL EQUIPPED KITCHEN WITH MIELE INTEGRATED APPLIANCES, UTILITY ROOM AND DINING ROOM



VIEWS VIEW VIEWS...Welcome to this charming detached house called "Hill Croft" located on Alton Lane in the picturesque village of Littlemoor, Ashover, Chesterfield, Derbyshire. This delightful property boasts four double bedrooms and two shower rooms, offering ample space for a growing family or those who enjoy having guests over. The ground floor comprises entrance hall, ground floor w.c/cloakroom, lounge, dining room, modern well equipped kitchen with Miele appliances, utility room, lobby and ground floor shower room. To the first floor are the four double bedrooms, two with built-in wardrobes and a shower room.

Spanning across 1,737 sq ft, this house provides a comfortable and spacious living environment. The layout is perfect for modern living, with a good balance of private and social spaces. The four bedrooms ensure that everyone in the household has their own sanctuary to retreat to at the end of the day.

The property's location in the quaint village of Littlemoor on the edge of the Peak District, offers a peaceful and idyllic semi rural setting, ideal for those looking to escape the hustle and bustle. The surrounding area is known for its natural beauty, providing panoramic views and plenty of opportunities for outdoor activities and leisurely walks in the countryside. Close to the towns of Clay Cross, Matlock and Chesterfield.

Whether you're looking for a family home or a peaceful retreat, this detached house on Alton Lane presents a wonderful opportunity to create a cosy and welcoming space to call your own. Don't miss out on the chance to make this property your new home sweet home in Derbyshire. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR AVAILABLE - TAKE A TOUR\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

**ENTRANCE HALL**

The property is entered into the hallway through the composite door, with tiled flooring, painted décor, with access to the ground floor w.c/cloakroom and into the lounge.

**GROUND FLOOR W.C/CLOAKROOM**

5'6" x 5'4" (1.70 x 1.65)

The ground floor w.c/cloakroom is part tiled to the walls with a tiled floor and fitted with a white two piece suite comprising; semi recessed wash hand basin with storage below and a low flush WC.

**LOUNGE**

24'0" x 16'10" (7.34 x 5.14)

This generous reception room has a feature fireplace with multi-fuel burner, carpet, radiator, painted décor and an open tread staircase rises to the first floor.

**SECOND RECEPTION ROOM - DINING ROOM**

11'10" x 10'10" (3.62 x 3.32)

This second reception room is currently used as dining room but could be used as a family /sitting room, with uPVC sliding doors leading out to the rear garden, with tiled flooring, painted décor, coving and radiator.

**KITCHEN**

14'11" x 7'10" (4.56 x 2.40)

The kitchen has a great range of soft close cashmere drawers, wall and base units with a complementary laminated worktop incorporating an inset 1 1/ bowl sink with mixer tap. Integrated Miele appliances include high level oven, five ring gas hob and extractor, and microwave. Space/plumbing provide for a dishwasher. With tiled flooring, painted décor, inset spotlighting, radiator and uPVC window.

**UTILITY ROOM**

10'11" x 10'5" (3.33 x 3.20)

The utility room is part tiled with a range of cream shaker style wall and base units with a complementary laminated worktop incorporating a stainless inset sink with mixer tap. Space/plumbing is provided for a washing machine and a tumble dryer. With tiled flooring, inset spotlighting, painted décor, uPVC window, radiator and a door leads to the lobby.

**LOBBY**

This is the second entrance to the house, with access to the single garage and ground floor shower room, with tiled flooring and painted décor, loft access, perfect for coats/shoe storage.

**GROUND FLOOR SHOWER ROOM**

5'8" x 5'5" (1.74 x 1.66)

The ground floor shower room is part tiled and fitted with a white three piece suite comprising of a corner shower cubicle with mixer shower, pedestal wash hand basin with chrome mixer tap and a low flush WC. With tiled floor and inset spotlights.

**SINGLE GARAGE**

15'10" x 9'5" (4.83 x 2.88)

The single integral garage has up and over door, lighting and power.

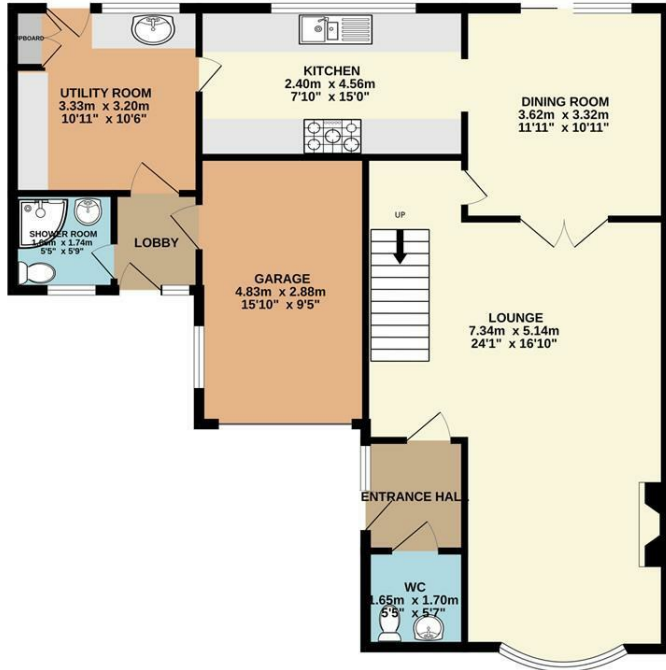
**BEDROOM ONE**

13'10" x 10'3" (4.24 x 3.14)

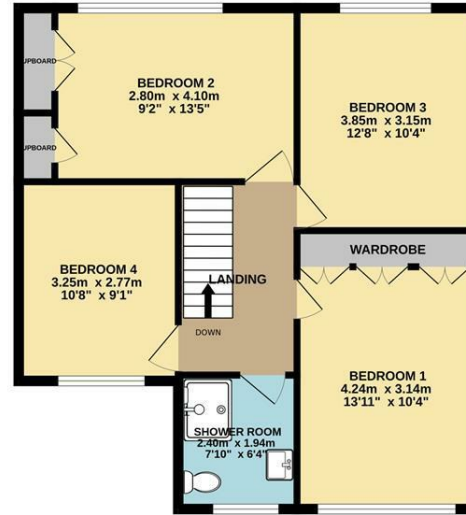
A front facing double bedroom is fitted with grey laminate flooring and has a range of fitted wardrobes, carpet, painted décor, radiator and uPVC window with far reaching countryside views.



GROUND FLOOR  
92.5 sq.m. (996 sq.ft.) approx.



1ST FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 154.4 sq.m. (1662 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM TWO**  
13'5" x 9'2" (4.10 x 2.80)

A good sized rear facing double bedroom having a built-in double wardrobe, and a built-in airing cupboard housing the hot water cylinder, this could ideally be converted to en suite shower room, the plumbing etc is in place ready. With carpet, painted décor, radiator and uPVC window.

**BEDROOM THREE**  
12'7" x 9'10" 49'2" (3.85 x 3.15)

This is a double bedroom to the rear aspect with carpet, painted décor, radiator and uPVC window.

**BEDROOM FOUR**  
10'7" x 9'1" (3.25 x 2.77)

A front facing double bedroom, currently used as a study and enjoying far reaching views. With carpet, painted décor, radiator and uPVC window.

**SHOWER ROOM**  
7'10" x 6'4" (2.40 x 1.94)

Being fully tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Wall mounted white hi-gloss tall storage cabinet. Chrome heated towel radiator. Tiled floor and downlighting.

**OUTSIDE**

To the front of the property there is a concrete and block paved drive which provides ample parking/caravan standing leading to a single integral garage having light and power. The front garden is laid to lawn with a pebbled side border and mature shrub bed. To the rear of the property there is an attractive and generous landscaped west facing garden which comprises a paved patio with steps leading up to a decorative gravel bed with mature shrubs and a lawn with borders of mature plants, trees and shrubs. All fully enclosed with views, two sheds included.

**GENERAL INFORMATION**

- Gas Central Heating - Worcester Greenstar RI Boiler
- Freehold
- EPC Rating - D
- uPVC Double Glazing
- Council Tax Band - F rated
- Security Alarm System

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(40-60) C		
(55-68) D			(15-48) D		
(39-54) E			(1-38) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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PINEWOOD

