



Alton Lane, Ashover, Chesterfield, Derbyshire S45 0BE

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Guide Price £600,000

P I N E W O O D



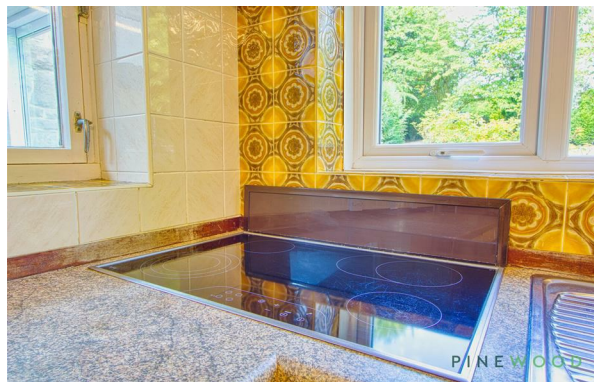
**Alton Lane
Ashover
Chesterfield
Derbyshire
S45 0BE**



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**5 bedrooms
3 bathrooms
3 receptions**

- 5 BED DETACHED INDIVIDUALLY STYLED RESIDENCE INCLUDING A TWO BED ANNEXE - PLOT 0.4 ACRES
 - 3, 800 sq ft - VERSATILE ACCOMODATION - SCOPE FOR MODERNISATION AND RECONFIGURATION
- THREE RECEPTION ROOMS - LOUNGE DINER - FORMAL DINING ROOM - LOUNGE TO ANNEXE
- THREE BATHROOMS - ENSUITE SHOWER ROOM - MAIN FAMILY BATHROOM - BATHROOM TO ANNEXE
- PEACEFUL ALTON LANE - SOUGHT AFTER SEMI RURAL VILLAGE - VIEWS TOWARDS OGSTON RESERVOIR
 - TWO GARAGES - ONE SINGLE AND ONE DOUBLE - TURNING DRIVEWAY FOR SEVERAL VEHICLES
- PRIVATE EXTENSIVE WEST FACING WELL STOCKED ENCLOSED GARDEN BACKING ONTO FIELDS WITH TWO OUTBUILDINGS
- CLOSE TO ALL THE AMENITIES IN CLAY CROSS - SHORT DRIVE TO CHESTERFIELD - CLOSE TO THE PEAK DISTRICT
 - EASY ACCESS TO MAIN COMMUTER ROUTES AND M1 MOTORWAY



****GUIDE PRICE £600,000-£650,000**NO CHAIN – SEMI-RURAL VILLAGE LOCATION – TWO-BEDROOM ANNEX**

VIEWS, VIEWS, VIEWS... Set on a generous 0.4 acres in this highly sought-after SEMI RURAL village of Ashover, Chesterfield, this impressive, individually designed FIVE BED DETACHED residence on Alton Lane offers exceptional versatility and space, spanning an impressive 3,800 sq ft. The property includes a self-contained two-bedroom annexe, making it ideal for multi-generational living, guest accommodation, or potential rental income.

Requiring modernisation and offering scope for further renovation or reconfiguration, this home presents an exciting opportunity to create your perfect countryside retreat.

Inside, the main residence boasts three generous reception rooms, perfect for entertaining or enjoying cosy family evenings. There are five spacious bedrooms and three bathrooms, providing comfort and convenience for residents and guests alike and a generous kitchen with utility room.

Externally to the front the property benefits from substantial parking for up to eight vehicles, including garages and a turning driveway and the home enjoys breath-taking countryside views. To the rear is an private extensive enclosed well stocked garden with open fields to the rear and two outbuildings.

Sitting within a welcoming community, offering the peace of rural living with easy access to local amenities. Whether you're looking to entertain, raise a family, or embrace the beauty of Derbyshire, this property on Alton Lane offers the perfect blend of space, potential, and location.

A rare opportunity not to be missed – arrange your viewing today.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

EXTERIOR

Front

Boasting stunning far-reaching views towards the beautiful Ogston Reservoir, the property is approached via a generous tarmacadam turning driveway providing ample parking for several vehicles. There is access to both a single garage and a double garage, offering excellent storage or workshop potential.

Rear Garden

To the rear, this exceptional west facing and enclosed garden is a true highlight — backing onto open fields for a real sense of space and privacy. Set within a generous 0.4-acre plot, it is brimming with character, featuring mature trees, well-stocked borders, and a variety of fruit bushes, including a plum tree. Two useful outbuildings (one with a WC) add versatility, alongside dedicated space for a shed and greenhouse, shed included in the sale. A sun-drenched patio provides the perfect spot for summer entertaining, while established planting creates a tranquil countryside feel all year round.

PORCH

Accessed via a uPVC door with two frosted glazed panels, the porch features a radiator and attractive wooden flooring, creating a warm and welcoming first impression.

ENTRANCE HALL

The entrance hall features wooden flooring transitioning to carpet, with two radiators providing warmth. A built-in storage cupboard offers practical space, while single-glazed wooden windows look through to the porch. Finished with coving and wallpaper, this space sets the tone for the home's character and style.

LOUNGE DINER

A bright and spacious dual-aspect lounge diner featuring a soft carpet underfoot, two radiators, and a uPVC window. A marble fire surround with a gas fire creates a cosy focal point, complemented by coving and decorative ceiling light surrounds. uPVC sliding doors open into the sun room, allowing natural light to flood in and providing a seamless connection to additional living space.

SUN ROOM

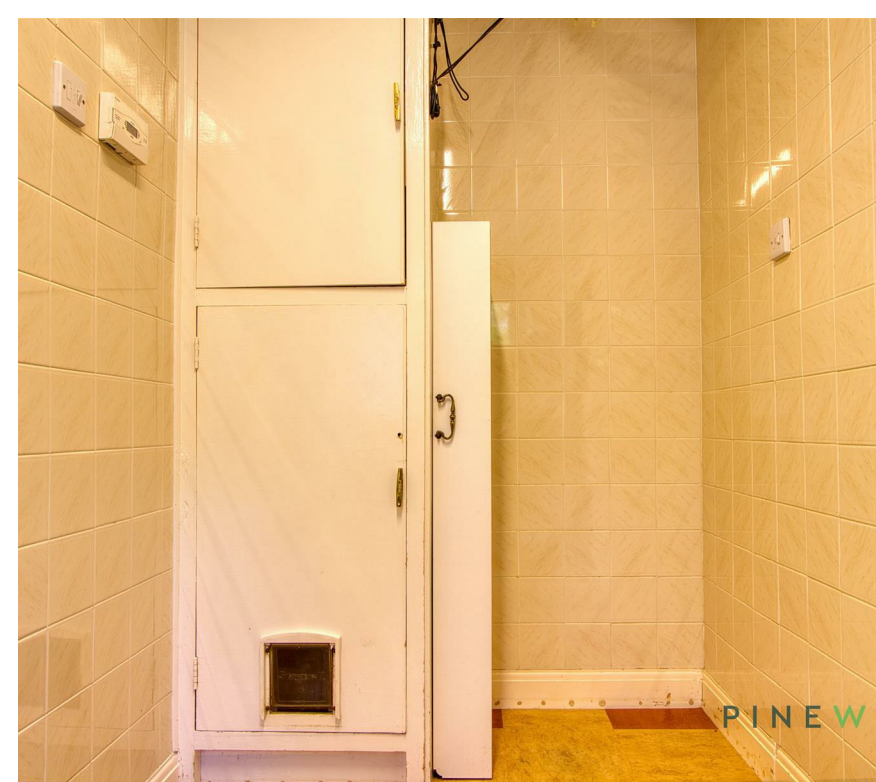
Enjoying an abundance of natural light from its uPVC sky dome roof fitted in 2022, this versatile sun room features "Marmoleum" flooring, part-tiled and part-stone walls, and a radiator for year-round use. A uPVC sliding door opens directly onto the rear garden, while a window offers a pleasant view into the kitchen.

FORMAL DINING ROOM

A well-proportioned space with carpet flooring, radiator, and electric heater, decorated with wallpaper and finished with coving. Two uPVC skylights fitted in 2022 flood the room with natural light, while built-in storage adds practicality and also contains a serving hatch within it, which opens up on to and reveal the counter top of the adjacent kitchen. A wooden single-glazed window offers a view into the entrance hall, enhancing the room's character.

INNER HALL

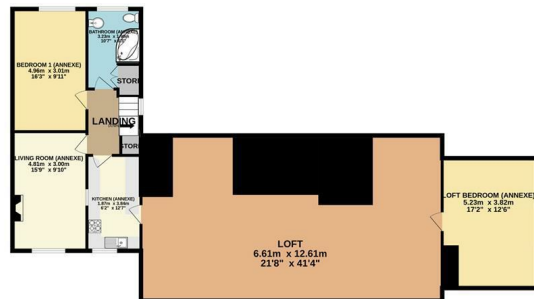
Decorated with wallpaper and carpeted for comfort, the inner hall features coving and serves as a practical link between the lounge diner and the kitchen.



GROUND FLOOR
219.4 sq.m. (2362 sq.ft.) approx.

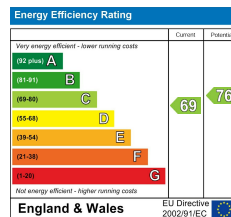


1ST FLOOR
133.6 sq.m. (1438 sq.ft.) approx.



TOTAL FLOOR AREA : 353.0 sq.m. (3800 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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KITCHEN

Fitted with a range of wall, base, and drawer units, this kitchen features "Marmoleum" flooring and tiled surrounds with matching sills. A stainless-steel double sink with chrome mixer tap sits beneath a uPVC window, with an additional window looking into the sun room. Appliances include a 4-ring AEG electric hob, integrated fridge, dishwasher and a Hotpoint high-level oven and grill, providing both style and practicality.

UTILITY ROOM

A practical space with "Marmoleum" flooring, a stainless-steel sink with mixer tap, and tiled walls. A uPVC window provides natural light, and a matching uPVC rear door offers access to the garden. There is a cupboard housing the water tank, another housing the boiler, plus space and plumbing for a washing machine and dryer, additionally there is also space for a chest freezer — making this a highly functional area for everyday household needs.

BEDROOM ONE

Ground-floor double bedroom positioned to the front of the property, enjoying far-reaching views. Features include a carpeted floor, UPVC window, radiator, coving, and a blend of wallpaper and painted décor. Built-in wardrobes and matching fitted furniture provide ample storage.

BEDROOM TWO

A charming double bedroom to the rear of the property, beautifully presented with lilac painted walls and carpeted flooring. Features include a radiator, UPVC window, and convenient built-in storage.

BEDROOM THREE

A spacious double bedroom located to the rear of the property, featuring a UPVC window, radiator, and carpeted flooring with tasteful painted décor. Includes a built-in storage cupboard and integrated desks, ideal for home working or study space.

BATHROOM

This stylish bathroom features tiled flooring with electric heating and part-tiled, part-painted walls for a contemporary finish. It includes a walk-in shower enclosure fitted with a chrome rain head shower and a double-ended bath with a chrome mixer tap. A wall-mounted chrome towel radiator adds convenience and elegance, while a UPVC frosted window provides natural light and privacy. The vanity unit comes with a double ceramic sink and chrome mixer taps, complemented by inset spotlights for a modern, bright ambience.

WC

A well-presented WC featuring carpeted flooring, stylish tiled walls, a radiator, and a UPVC frosted window for natural light and privacy. The room is fitted with a close-coupled WC and a classic pedestal wash basin with sleek chrome mixer taps.

MULTI USE ROOM/BEDROOM FOUR - GROUND FLOOR

A versatile space with purple-painted décor, decorative coving, a UPVC window, and a radiator. Provides convenient access to the storage room, which leads through to the double garage and cloakroom.

SHOWER ROOM - OFF MULTI USE ROOM

A well-appointed shower room featuring a walk-in shower enclosure, fully tiled walls, and a radiator. Includes a UPVC frosted window, close-coupled WC, pedestal wash basin with chrome mixer tap, extractor fan, and a shaver socket.

DOUBLE GARAGE

Fitted with wooden double doors, the garage also benefits from internal access via a door to the house. A uPVC frosted window provides natural light, while a stainless-steel sink with chrome taps is set into a laminated worktop with base cupboards for storage. Additional features include a water pump system, lighting, power sockets, and a useful storage cupboard, making this a versatile space for parking, hobbies, or a workshop.

STAIRS TO 1ST FLOOR ANNEXE

Stairs leading to the first-floor annexe, featuring a UPVC stained glass window that fills the space with natural light. The landing is carpeted and benefits from a central radiator for comfort. A built-in storage cupboard provides practical space, complemented by decorative coving throughout. Additionally, there is a UPVC double-glazed window ensuring brightness and ventilation to the staircase area.

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