

5 Church Farm Mews,
Temple Normanton, S42 5DP

OFFERS IN EXCESS OF

£675,000

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WILKINS VARDY

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SUPERB SPACIOUS EXECUTIVE HOME - 2667 SQ.FT. OF LIVING SPACE - MATURE CORNER PLOT BACKING ONTO OPEN FARMLAND

Tucked away at the head of this exclusive development of 5 executive homes, this stunning detached family home enjoys a semi rural village outlook whilst being conveniently situated for commuters and the town centre. The property has a fantastic ground floor layout, offering almost 1700 square foot of space, which includes four generously proportioned reception rooms, the family room being 21 ft. x 18 ft.

The fantastic breakfast kitchen with island has a range of high quality units, all having granite worktops with integrated appliances a stainless steel range included. There are four generous double bedrooms, the master having a modern en-suite shower room.

Church Lane is a desirable village location with other well appointed housing and surrounding countryside. The property sits between Hasland, Tupton and Holmewood and is ideally placed for the A617.

- Stunning Executive Stone Built Detached Family Home in Desirable Semi Rural Area
- 2667 sq. ft. of Space with Four Generously Proportioned Reception Rooms
- Superb Breakfast Kitchen with Utility Room Off, all with Granite Worktops
- Four Spacious Double Bedrooms
- Ground Floor Cloaks/WC, En Suite Shower Room & 4-Piece Family Bathroom
- Ample Off Street Parking
- Attractive, Mature Landscaped Gardens
- Convenient Location Adjacent to Open Farmland
- Semi Rural Village Setting, minutes away from Stunning Derbyshire Countryside
- EPC Rating: TBC

General

Gas central heating (Ideal Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 247.7 sq.m./2667 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door with matching side panel opens into a ...

Entrance Porch

Fitted with laminate flooring and having coving to the ceiling. A glazed door opens into a ...

Spacious Entrance Hall

Fitted with laminate flooring and having coving to the ceiling. There is a useful built-in under stair storage cupboard. An open balustrade staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

Tiled floor and coving to the ceiling.

Living Room

21'10 x 15'11 (6.65m x 4.85m)

Accessed via glazed French doors from the entrance hall, a most generous dual aspect reception room with bay window overlooking the front of the property and side window with far reaching views over open farmland.

This room also has a feature marble fireplace with marble hearth and mantle and an inset coal effect electric fire.

Coving to the ceiling.

Glazed French doors give access into the ...

Dining Room

15'11 x 13'11 (4.85m x 4.24m)

A second generous sized reception room with side window having far reaching views over open countryside.

Fitted with laminate flooring and having coving to the ceiling.

Glazed French doors overlook and open into a ...

Garden Room

15'11 x 11'3 (4.85m x 3.43m)

Another good sized reception room with three windows enjoying views over the open countryside and the private enclosed rear garden.

Tiled floor, coving to the ceiling and downlighting.

A wooden framed and glazed door gives access onto the rear garden.

Breakfast Kitchen

16'2 x 14'6 (4.93m x 4.42m)

A spacious room, being part tiled and fitted with a range of light oak/cream wall, drawer and base units with under unit lighting and complementary granite work surfaces, including an island unit/breakfast bar.

Inset 1½ bowl single drainer granite sink with mixer tap.

There is an integrated dishwasher, and included in the sale is the Tecnik range style cooker with 6 gas burners and two ovens which stands in an illuminated and tiled recess.

Also included in the sale is the Kenwood American style fridge/freezer.

Tiled floor, coving to the ceiling and downlighting.

A door gives access into the ...

Utility Room

10'7 x 5'8 (3.23m x 1.73m)

Being part tiled and fitted with light oak wall and base units with complementary granite work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

A wall unit houses the gas boiler.

Tiled floor.

A door from here gives access into the ...

Superb Family Room/Office

21'9 x 18'4 (6.63m x 5.59m)

Former garage which has been converted into living accommodation, fitted with laminate flooring, downlighting and having a contemporary wall mounted electric fire.

Two sets of French doors with matching glazed side panels overlook and open onto the front of the property.

On the First Floor

Landing

Having a built-in airing cupboard.

Loft access hatch with retractable loft ladder to a part boarded roof space with lighting.

Master Bedroom

16'1 x 15'11 (4.90m x 4.85m)

A spacious front facing double bedroom having enjoying far reaching views over the open countryside.

This room also has a range of fitted wardrobes, drawers and bedside cabinets.

A door gives access to an ..

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a double shower cubicle with thermostatic mixer shower, wash hand basin set within an Italian marble top and having storage below and a bevelled mirror above, and a low flush WC.

Chrome heated towel rail, and an extractor fan.

Tiled floor and downlighting.

Bedroom Two

16'2 x 14'8 (4.93m x 4.47m)

A spacious double bedroom having coving to the ceiling and a window overlooking the rear garden.

This room also has a range of fitted wardrobes, drawers and bedside cabinets.

Bedroom Three

15'11 x 10'7 (4.85m x 3.23m)

A spacious dual aspect double bedroom with coving to the ceiling, and having far reaching views over the open countryside.

Bedroom Four

14'6 x 10'4 (4.42m x 3.15m)

A good sized front facing double bedroom having coving to the ceiling, and a range of fitted wardrobes.

Spacious Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising a panelled bath, separate double shower enclosure with thermostatic mixer shower, wash hand basin set within an Italian marble top and having storage below and a bevelled mirror above, and a low flush WC.

Chrome heated towel rail, and extractor fan.

Tiled floor and downlighting.

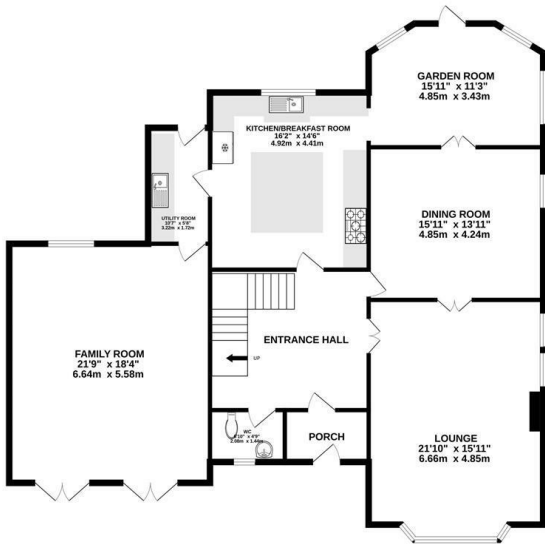
Outside

To the front of the property there is a block paved driveway providing ample off street parking, together with a decorative gravel bed and lawn with paved area, plants and shrubs.

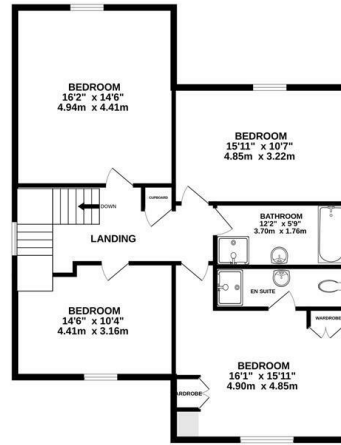
The attractive, enclosed landscaped rear garden comprises of a paved patio and pathways, three separate lawned areas, one of which is surrounded by decorative pebble, mature plants and shrubs, and a garden shed.



GROUND FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2667 sq.ft. (247.7 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	81
		EU Directive 2002/91/EC	

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



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas and electric fires, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk