



5 Manor Syck Close,
Old Whittington, S41 9FF

£585,000

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WILKINS VARDY

£585,000

TRULY EXCEPTIONAL BARN CONVERSION WITH LARGE GARDEN

This unique property really must be seen to be fully appreciated. Offering an impressive 1452 square feet of well planned and versatile accommodation which includes three double bedrooms, two contemporary bathrooms, a pleasant lounge/snug and an awesome open plan family kitchen area with high specification integrated kitchen with real Aga and granite worktops and bi-fold doors which overlook a delightful enclosed garden stunning countryside views.

Manor Syck Farm is an exclusive development of five high end properties situated in this sought after semi rural location and offering a rare opportunity to buy a modern property, with character features something rarely seen in this part of the country.

- Stunning Stone Built Barn Conversion
- Good sized Garden Overlooking Nearby Countryside
- Superb Open Plan Dining Kitchen
- Integrated Appliances, Granite Tops and Aga
- Three Good Sized Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Street Parking for Two Cars
- Large Landscaped Rear Garden
- EPC Rating: TBC

General

Gas fired central heating via thermostatically controlled traditional column radiators

Painted wooden windows with sealed double glazed units

Four panel oak veneer doors with complementary chrome handles

Gross internal floor area - 134.9 sq.m./1452 sq.ft.

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a tiled floor and a built-in under stair storage cupboard. An open balustrade staircase rises to the First Floor accommodation.

Living Room

14'2 x 14'0 (4.32m x 4.27m)

A generous dual aspect reception room.

Bedroom Three

11'0 x 10'0 (3.35m x 3.05m)

A good sized rear facing double bedroom.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a cloakroom basin vanity and a concealed cistern WC.

Chrome heated towel radiator.

Tiled floor and downlighting.

Superb Open Plan Kitchen/Diner

47'7 x 15'5 (14.50m x 4.70m)

A spacious room fitted with a range of quality wall, drawer and base units with complementary granite worktops and upstands, including an island unit.

Inset Belfast sink with traditional bridge mixer tap.

Integrated appliances to include a dishwasher, fridge, freezer, microwave, and a range cooker with granite splashback and extractor hood over.

3 Panel bi-fold doors overlook and open onto the side of the property.

Tiled floor, downlighting and two rooflights.

A door gives access to Cloaks/WC, and a further door opens to the ...

Utility Room

10'0 x 9'3 (3.05m x 2.82m)

Fitted with a range of quality wall, drawer and base units with complementary granite work surfaces and upstands.

Inset stainless steel sink with mixer tap.

Tiled floor and downlighting.

A composite door gives access onto the rear of the property.

On the First Floor

Landing

Master Bedroom

14'2 x 14'1 (4.32m x 4.29m)

A generous front facing double bedroom and also having two rooflights.

Bedroom Two

14'1 x 12'1 (4.29m x 3.68m)

A generous double bedroom having two rooflights. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, cloakroom basin vanity and a concealed cistern WC.

Chrome heated towel radiator.

Tiled floor and downlighting.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath, wash hand basin with vanity unit below, and a concealed cistern WC.

Chrome heated towel radiator.

Tiled floor and downlighting.

Outside

To the front of the property there is a paved drive providing off street parking for two cars, and having chipped bark and shrub beds.

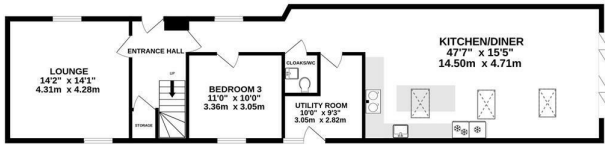
To the rear of the property there is a large lawned garden and paved patio.



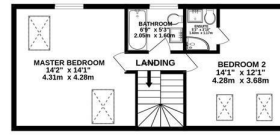
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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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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, 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 Whittington Green 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 Consultant.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Atkinson Homes reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.



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