



12 Church Street, Denby Village, Derbyshire, DE5 8PA

**Offers In The Region Of
£450,000**



An immaculately presented modern family home offering extended four bedroomed accommodation situated in the sought after Denby Village. Having an impressive open plan living dining kitchen, generous car parking with a sunny south facing garden and open countryside views. Viewing is strongly recommended.



12 Church Street, Denby Village, Derbyshire, DE5 8PA

Offers In The Region Of £450,000



The modern accommodation comprises reception hallway, impressive modern 'L' shaped living dining kitchen comprehensively appointed with fitted quality units, central island, integrated appliances, multi-fuel stove and sliding doors open onto the garden. There is a separate utility room, guest WC and sitting room. To the first floor there are four good sized bedrooms, principal bedroom with luxury ensuite and there is a family bathroom with a four piece suite.

Benefitting from UPVC double glazed windows and doors, gas central heating and security alarm.

To the front of the property is a gravelled driveway providing ample off road parking and hardstanding. Double gates to the side provide access to the south facing garden with a sunny seating area and lawns.

Denby Village is a sought after location with excellent schools and village pubs and restaurants, within easy reach of Belper, Derby and Nottingham via major road links ie A38, M1 and A6 which provides the gateway to the stunning Peak District.

ACCOMMODATION

A contemporary composite entrance door with full height windows allows access.

RECEPTION HALLWAY

Having enriched oak Luxury Vinyl Tiles (LVT) laid in an herringbone design with border

inset, Victorian style column radiator, telephone point, and stairs lead off to the first floor.

IMPRESSIVE LIVING DINING KITCHEN

25'5" x 12'4" ext. to 23'1" overall measurements (7.75m x 3.76m ext. to 7.04m overall measurements)

LOUNGE AREA

Having matching enriched oak Luxury Vinyl Tiles (LVT) through out, inset mood spot lighting with dimmers, UPVC double glazed window to the front, fitted with bespoke blinds, column radiator, and satellite connection. A contemporary recessed fireplace with slate hearth houses a Hamlet multifuel cast iron stove.

DINING AREA

Having column radiator and contemporary sliding full height doors fitted with electric blinds, which open onto the garden.

FITTED KITCHEN

Comprehensively appointed with a range of grey shaker style base cupboards, drawers and eye level cupboards with marble effect work surface over incorporating a porcelain sink drainer with contemporary mixer tap and upstand. Integrated appliances include a Leisure electric range cooker, extractor hood, AEG dishwasher, frost free fridge-freezer, and an additional freezer. There is a central island

incorporating a breakfast bar with additional cupboard storage, contemporary vertical radiator, UPVC double glazed window to the rear overlooking the garden and fitted with a bespoke blind.

UTILITY ROOM

Fitted with grey base cupboards and eye level units with marble effect worksurface, upstand and stainless steel sink drainer with mixer tap, inset lighting, UPVC double glazed window, enriched oak Luxury Vinyl Tiles (LVT) laid in an herringbone design and a half glazed UPVC double glazed door allows access to the side.

GUEST WC

Appointed with a vanity wash hand basin and low flush WC, radiator, UPVC window, extractor fan complementary splash back tiling and monochrome patterned floor tiling.

FAMILY ROOM

14'1 x 11' (4.29m x 3.35m)

There is a UPVC double glazed window to the front fitted with bespoke blinds, TV aerial point and column radiator.

FIRST FLOOR LANDING

There is a UPVC double glazed window to the side elevation access to the insulated roof void, inset spot lighting and oak doors open into the bedrooms.

LARGE PRINCIPAL BEDROOM

17'10 x 14'7 (5.44m x 4.45m)

Having a double glazed window to the rear elevation enjoying countryside views, radiator, oak doors and inset spot lights with dimmer feature.

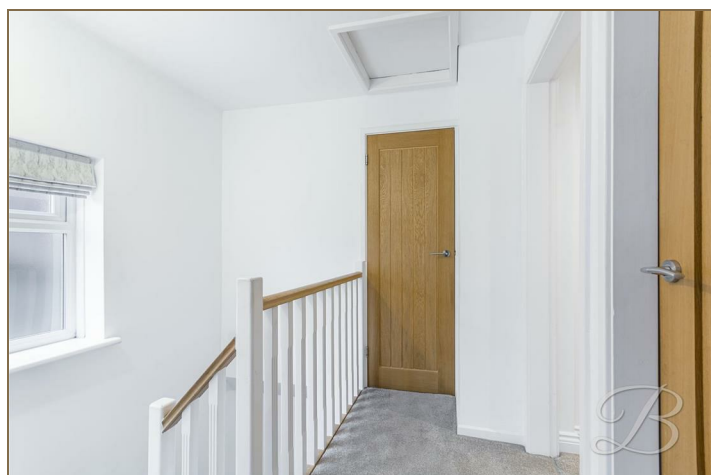
ENSUITE SHOWER ROOM

Beautifully appointed with a double walk-in shower enclosure with thermostatic shower, pedestal wash hand basin and low flush WC. There is full contemporary tiling with white brick tile, UPVC double glazed window to the front elevation, extractor fan, chrome heated towel radiator and inset lighting.

BEDROOM TWO

12'5 x 10' (3.78m x 3.05m)

A UPVC double glazed window to the front elevation, radiator and oak door.



BEDROOM THREE

11'3 x 10'9 (3.43m x 3.28m)

There is a UPVC double glazed window to the rear elevation enjoying pleasant views, oak door and a central heating radiator.

BEDROOM FOUR

7'6 x 6'9 (2.29m x 2.06m)

Currently being used as a home office. There is a UPVC double glazed window to the front and radiator.

FAMILY BATHROOM

Beautifully appointed with a four piece suite comprising double shower enclosure with thermostatic shower over, panelled bath, wall mounted vanity wash hand basin and a low flush WC. There is matching floor and full wall tiling in a natural grey stone tile, inset lighting, extractor fan and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is extensive car parking with a gravelled driveway providing hardstanding with

external lighting, extending to the side of the property with access to the rear through secure wooden gates.

REAR GARDEN

The fully enclosed south facing garden is mainly laid to lawn with a generous flagstone patio, perfect for alfresco dining and entertaining. Steps and raised beds, outdoor power points, lighting, tap, and a large wooden garden shed.





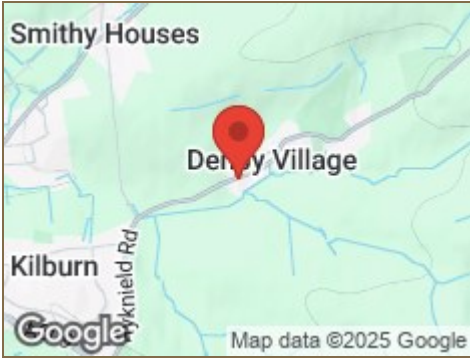
Road Map



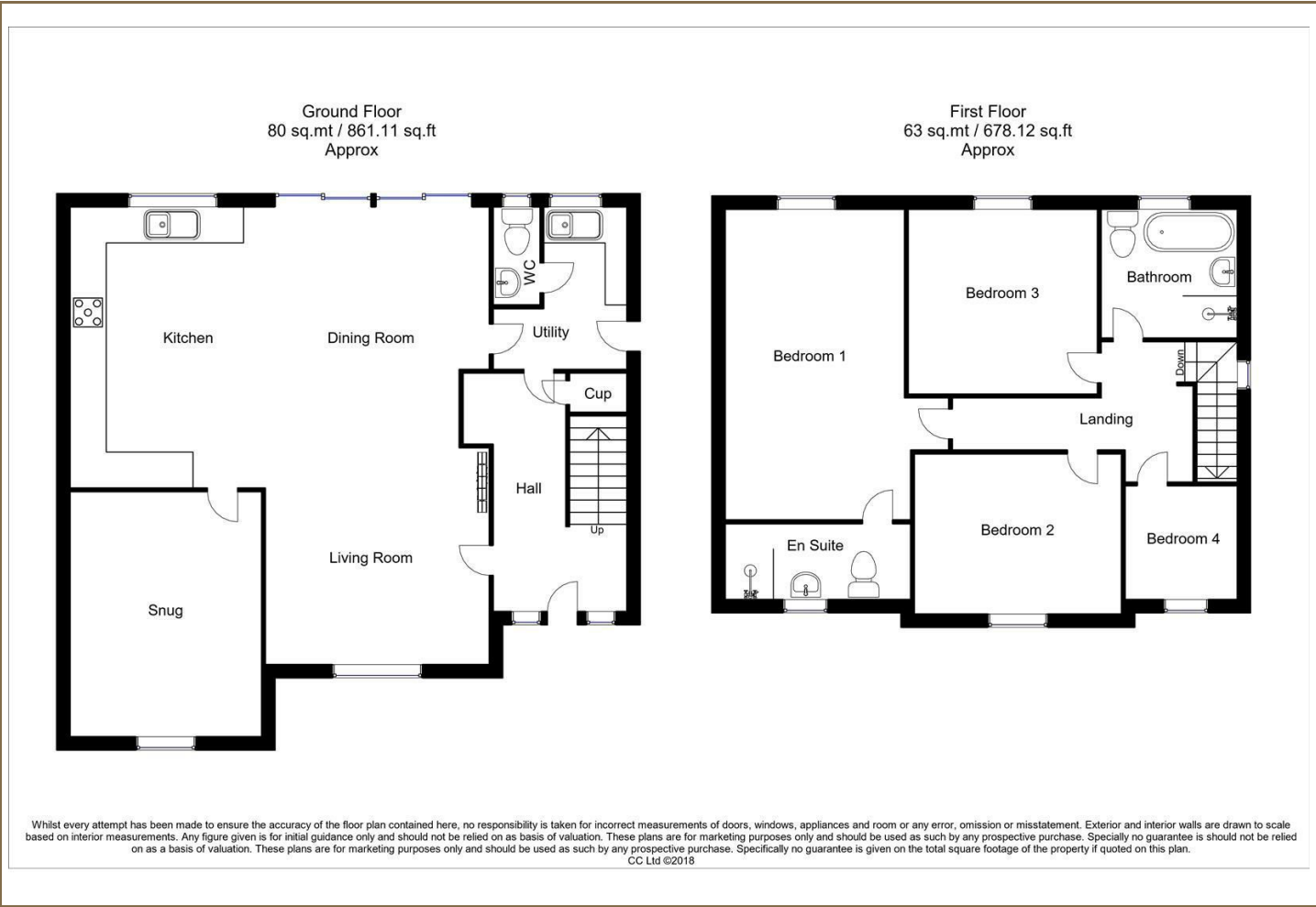
Hybrid Map



Terrain Map



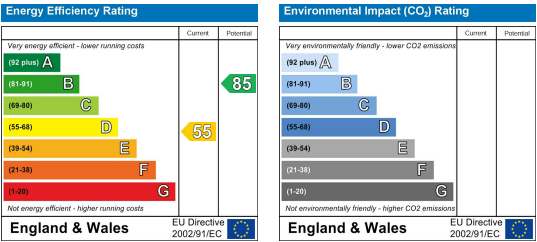
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk