



3 Bed House - Detached

Wayside Lodge Asher Lane, Pentrich, DE5 3RE
Offers Around £475,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Home
- Countryside Views
- Lounge With Log Burner
- Living Fitted Kitchen/Dining Room
- Three Bedrooms
- Fitted En-Suite & Fitted Four-Piece Bathroom
- Landscaped Gardens
- Large Block Paved Driveway For Six Cars
- Garage/Workshop With Power & Light
- Warm Southerly Aspect

Beautiful detached home with landscaped gardens and large driveway with garage/workshop. The property enjoys a private position within the heart of the charming Pentrich Village.

The Location

The sought after village of Pentrich was once owned by the Chatsworth Estate. Renowned for its historic revolutionary rising 1817. The village has a reputable Dog public house, charming old church and country walks. The property offers swift access to the local towns of Ripley and Belper. Transport links include A610, A38 and M1 to Derby and Nottingham, whilst providing the gateway to the beautiful Peak District.

Accommodation

Entrance Hall

7'8" x 5'3" (2.35 x 1.62)

With double glazed entrance door with leaded finish and side matching double glazed window with leaded finish, large inset doormat and radiator.

Lounge

15'11" x 13'2" (4.86 x 4.02)

With chimney breast with oak mantel incorporating log burning stove and raised slate hearth, three radiators, two double glazed windows both having leaded finish with aspect to front, two matching triangular shaped double glazed windows with leaded finish with deep windowsills either side of chimney breast and double glazed door with leaded finish opening onto paved patio and garden.

Living Kitchen/Dining Room

25'1" x 13'0" x 10'5" x 8'5" overall (7.66 x 3.97 x 3.20 x 2.59 overall)



Dining Area

With radiator, double glazed window with leaded finish, open square archway leading into kitchen area and double glazed French doors with leaded finish opening onto paved patio and garden.



Kitchen Area

With porcelain sink unit with chrome mixer tap, base units with drawer and cupboard fronts, solid oak worktops with the continuation of the solid oak worktop forming a useful breakfast bar area, integrated fridge, integrated freezer, gas fired Rayburn cooker with Rangemaster stainless steel extractor hood over and additional two ring electric hob, integrated slimline dishwasher, plumbing for automatic washing machine, space for tumble dryer, concealed Baxi combination boiler, spotlights to ceiling, access to roof space with boards providing storage, double glazed window with leaded finish and open square archway leading back into dining area.



Inner Hallway

13'0" x 3'11" (3.97 x 1.21)

With access to roof space.

Double Bedroom One

14'0" x 12'11" (4.29 x 3.96)

With radiator, double glazed window with leaded finish, double glazed French doors opening onto paved patio and garden and internal oak veneer door with chrome fittings.

En-Suite

6'0" x 4'3" (1.85 x 1.32)

With walk-in double shower enclosure with chrome shower, pedestal wash handbasin with chrome fittings, low level WC, attractive fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



Double Bedroom Two

10'3" x 8'9" (3.14 x 2.69)

With radiator, double glazed window with leaded finish and internal oak veneer door with chrome fittings.



Bedroom Three/Study

10'4" x 5'0" (3.17 x 1.54)

With radiator, double glazed window with leaded finish and internal oak veneer door with chrome fittings.



Four-Piece Bathroom

10'3" x 9'8" x 4'4" x 3'7" (3.13 x 2.96 x 1.33 x 1.10)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in shower enclosure with chrome fittings including shower, attractive tiled splash-backs with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, illuminated wall mounted mirror, double glazed window with leaded finish and internal oak veneer door with chrome fittings.



Gardens & Grounds

The garden enjoys shaped lawns, a varied selection of shrubs, plants and attractive block paved steps with illuminating lights enclosed by hedgerow, fencing and stone walling. The gardens enjoy a warm south-facing aspect with countryside views.



Large Driveway

A large block paved driveway provides car standing spaces for approximately six cars.



Garage/Workshop

17'11" x 15'5" (5.47 x 4.72)

With concrete floor, power, lighting, double glazed window, double glazed access door and electric roll up door.

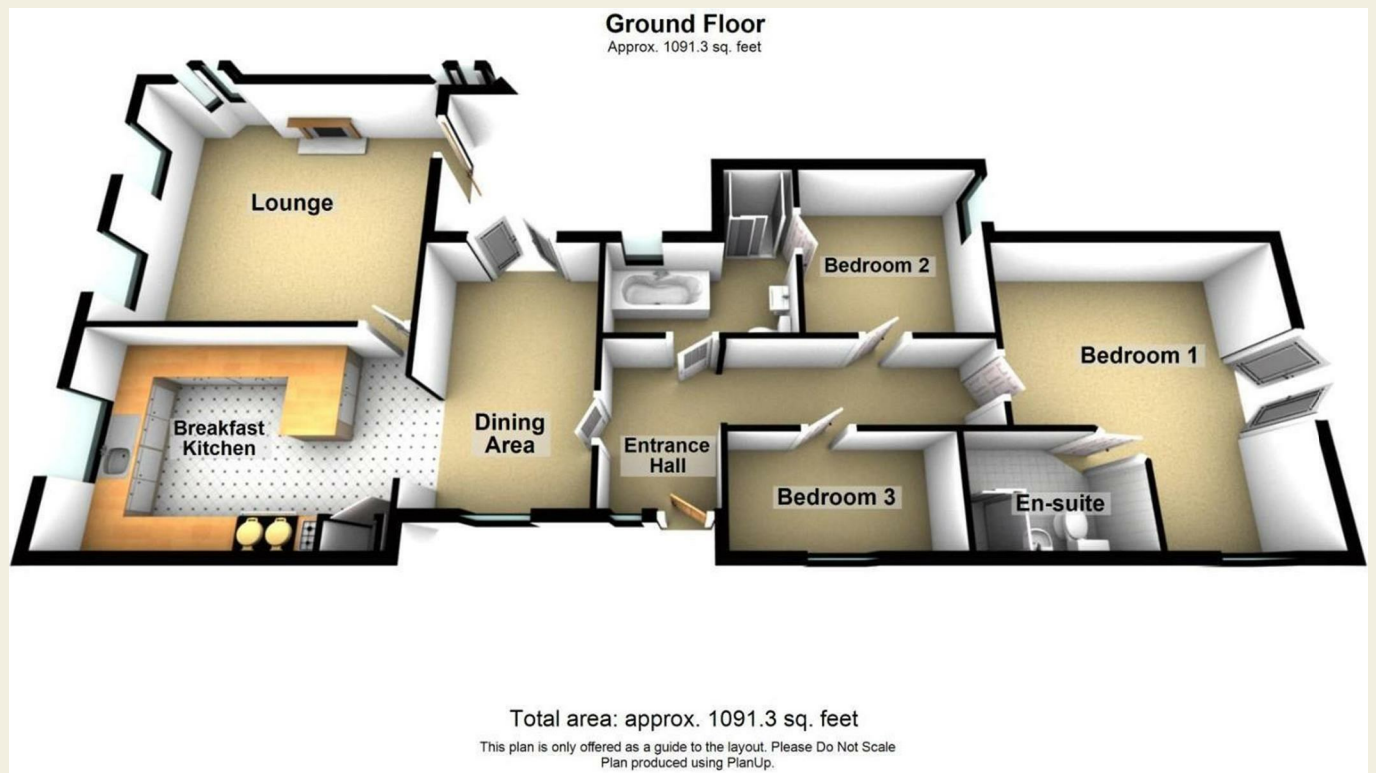


Approach


The property is set back from the road in a private position and accessed through an open archway with black painted wrought iron gates.

Council Tax - E

Amber Valley



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	