



## 2 Bed House - Detached

5 Farm Close, Pentrich, DE5 3RR  
Offers Around £425,000 Freehold



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- Highly Appealing Split-Level Detached Property
- Delightful Countryside Views
- Very Pleasant Cul-de-Sac Location
- Lounge/Dining Room
- Fitted Kitchen
- Garden Room
- Two Double Bedrooms & Fitted Bathroom
- Private Gardens
- Large Driveway & Double Garage
- No Chain Involved

COUNTRYSIDE VIEWS – Highly appealing two bedroom split-level detached home with private garden and double garage.

The property is located in a small cul-de-sac location on the edge of the popular village of Pentrich and enjoys countryside views both to the front and rear of the property.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: porch, spacious entrance hall, lounge/dining room, fitted kitchen, two double bedrooms both having fitted wardrobes, fitted bathroom and separate WC. Stairs lead to the lower level accommodation which offers a bar and garden room.

The property benefits from private gardens laid to lawn with flowerbeds, shrubs and patio.

A large tarmac driveway provides car standing spaces for several cars and leads to a double garage with electric door.

#### 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

##### Ground Floor

##### Porch

7'3" x 5'8" (2.21 x 1.75)

With double glazed entrance door, tiled floor and oak internal door giving access to entrance hall.

### Entrance Hall

16'7" x 10'2" (5.08 x 3.11)

With built-in double storage cupboard, beam to ceiling, stairs leading to lower level and built-in cupboard housing the hot water cylinder.

### Lounge/Dining Room

19'11" x 17'8" (6.09 x 5.41)

### Lounge Area

With stone fireplace, radiator, coving to ceiling and double glazed window with delightful countryside views.



### Dining Area

With radiator, coving to ceiling, double glazed window with delightful countryside views and internal double opening half glazed internal doors.



### Kitchen

11'10" x 11'1" (3.63 x 3.40)

With one and a half stainless steel sink unit with mixer tap, wall and base units with matching worktops, continuation of the worktops forming a useful small breakfast bar area, built-in four ring gas hob, built-in double electric fan assisted oven, integrated washing machine, space for tumble dryer, integrated fridge, integrated freezer, tiled flooring, tiled splash-backs, radiator, double glazed side access door and double glazed window with delightful countryside views.



### Double Bedroom One

11'9" x 11'2" (3.59 x 3.42)

With fitted wardrobes with matching fitted dressing table and fitted bedside cabinets, radiator and double glazed window with countryside views to front.



### Double Bedroom Two

11'3" x 10'10" (3.44 x 3.31)

With fitted wardrobes and fitted chest of drawers, radiator and double glazed window with countryside views to front.



### Bathroom

5'5" x 5'3" (1.66 x 1.62)

With bath with electric shower, pedestal wash handbasin, fully tiled walls, radiator and double glazed obscure window.



### Separate WC

7'4" x 2'8" (2.24 x 0.83)

With low level WC, tiled splash-backs and double glazed obscure window.

### Lower Level

#### Bar Area

With corner bar, radiator, integral door giving access to double garage and open archway leading into garden room.





## Garden Room

21'1" x 14'6" (6.43 x 4.44)

With feature fireplace, radiator, open archway, double glazed window and double glazed door giving access to garden.



## Front Garden

The property is set back behind a deep low maintenance fore-garden enjoying countryside views to front. The garden has gravelled beds, a varied selection of shrubs and plants and paved pathway leading to the front porch.



## Rear Garden

To the rear of the property is a private west-facing garden laid to lawn with a varied selection of shrubs and plants, screening, ornamental pond and patio.



### Driveway

A tarmac driveway is to the left-hand side of the property which continues down to the rear garden with access to the double garage. The driveway provides car standing spaces for several cars.



### Double Garage

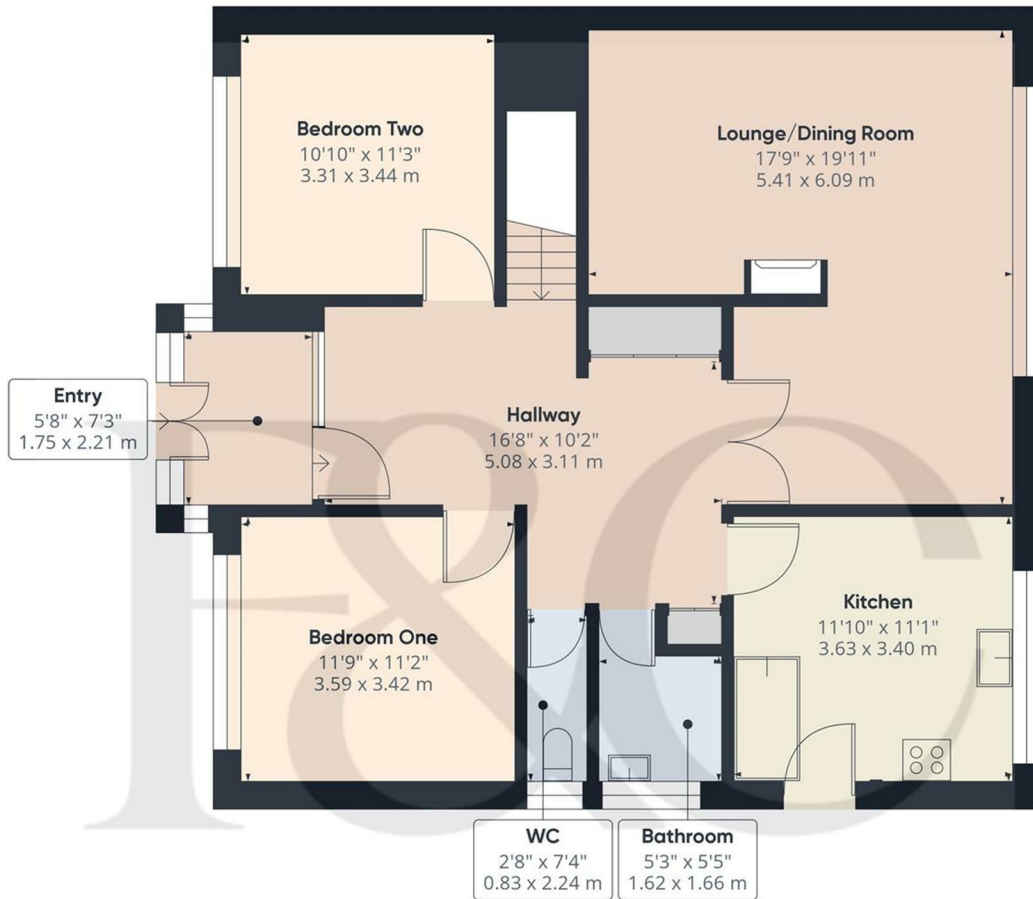
18'1" x 15'11" (5.52 x 4.87)

With power and lighting, electric front door and integral door giving access to the property.



### Council Tax Band E - Amber Valley





Floor 1

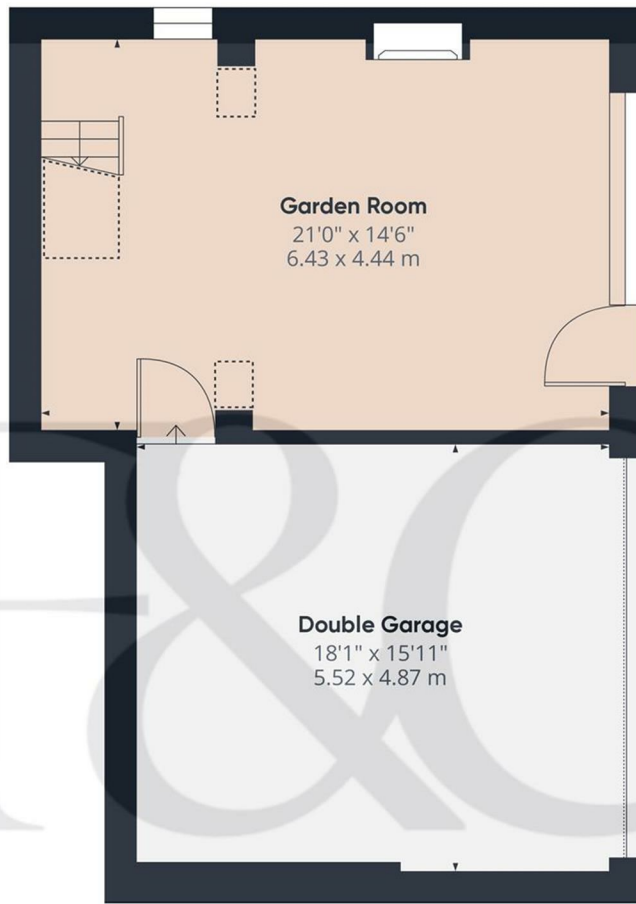
**Approximate total area<sup>(1)</sup>**  
977.66 ft<sup>2</sup>  
90.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

**Approximate total area<sup>(1)</sup>**

605.02 ft<sup>2</sup>  
56.21 m<sup>2</sup>

**Reduced headroom**

17.06 ft<sup>2</sup>  
1.58 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>54</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

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