

## 4 Bed House - Detached

New Build Cliffash Lane, Idridgehay, Belper DE56 2SE  
Offers Around £750,000 Freehold



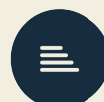
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- New Build Single Storey Dwelling
- Magnificent Countryside Views
- Under Warranty
- Living Lounge/Dining/Kitchen
- Three Double Bedrooms
- Bedroom Four/Snug
- Three Bathrooms
- Approx. 3 Acres
- Sweeping Large Driveway
- Garage Space ( Subject to planning permission )

MAGNIFICENT VIEWS - Fabulous Eco-friendly new build single storey detached property set in approx. 3 acres located between the village of Duffield and the market town of Wirksworth.

### The Location

The property occupies a delightful rural location in the village of Idridgehay which has the benefit of the Black Swan Pub/Restaurant. It is located approximately 7 miles from the centre of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park and local leisure activities include Carsington Water with its fishing and sailing. A wider range of amenities are available in the charming old town of Wirksworth approximately 4 miles to the north.

The City of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres including the M6 and M1 Motorways and East Midlands International Airport. There is a regular train service from Derby to London St Pancras which takes approximately 95 minutes.

### Accommodation

#### Living Lounge/Dining/Kitchen

32'0" x 20'2" (9.76 x 6.17)

#### Lounge Area

With inset log burner, tiled flooring with underfloor heating, high ceilings and double glazed sliding patio doors opening onto sun patio with magnificent countryside views.



#### Dining Area

With matching tiled flooring with underfloor heating, high ceilings, side double glazed patio door with magnificent countryside views and open space leading into kitchen area.



### Kitchen Area

With a good range of fitted kitchen units comprising wall and base units, central kitchen island (your own choice of built-in appliances), matching tiled flooring with underfloor heating, feature skylight window, two double glazed windows, high ceilings, spotlights to ceiling, open space leading into dining and lounge area and magnificent countryside views.



### Hallway

23'8" x 3'2" (7.23 x 0.98)

With underfloor heating, high ceilings and spotlights to ceiling.

### Double Bedroom One

17'1" x 13'1" (5.23 x 4.00)

With underfloor heating, high ceilings, spotlights to ceiling and double glazed sliding patio doors opening onto sun patio with magnificent countryside views.



### Dressing Room

9'2" x 5'1" (2.80 x 1.56)

With underfloor heating and high ceilings.

### En-Suite

9'2" x 5'8" (2.80 x 1.74)

With large double shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tiled flooring with underfloor heating, high ceilings, spotlights to ceiling and double glazed obscure window.



### Double Bedroom Two

11'6" x 8'7" (3.52 x 2.64)

With underfloor heating, high ceilings, spotlights to ceiling and double glazed sliding patio doors opening onto sun patio with magnificent countryside views.

### En-Suite

8'2" x 4'5" (2.51 x 1.36)

With large double shower cubicle with chrome fittings including shower, fitted washbasin, low level WC, tiled flooring with underfloor heating, high ceilings, spotlights to ceiling and extractor.

### Double Bedroom Three

13'6" x 11'1" (4.12 x 3.38)

With underfloor heating, high ceilings, spotlights to ceiling and two double glazed windows to rear.

### Double Bedroom Four/Snug

13'5" x 11'6" (4.11 x 3.53)

With underfloor heating, high ceilings, spotlights to ceiling and double glazed sliding patio doors opening onto sun patio with magnificent countryside views.

### Utility Room

11'1" x 7'4" (3.40 x 2.26)

With underfloor heating, high ceilings and double glazed window.

### Family Bathroom

8'4" x 5'10" (2.56 x 1.80)

With bath, washbasin, low level WC, double shower cubicle with chrome fittings including shower, underfloor heating, tiled walls, tiled flooring, high ceilings, spotlights to ceiling and double glazed window.



## Gardens

The property enjoys a large lawned garden including lake extending to approximately 1 acre, enjoying beautiful South-West sun and magnificent countryside views.



## Driveway

A sweeping driveway provides car standing spaces for several cars.

## Double Garage

Awaiting planning permission.

Council Tax Band TBC

## Directions

From Derby proceed along the main Duffield Road travelling to Duffield. At the first major traffic lights turn left into Wirksworth Road, proceeding along this road travelling for approximately 3 miles. At the traffic lights, by The Railway Public House, proceed straight over, continuing into the village of Ildridgehay take the first turn left after passing The Black Swan Public House towards the village centre. After approximately half a mile take the turning left into Cliff Ash Lane and the property is situated on the left hand side.



### 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>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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