



3 Bed House

Potager Cottage Sutton-On-The-Hill, Ashbourne DE6 5JA
Offers Around £550,000 Freehold



3



2



1



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Semi-Detached Cottage of Style & Character
- Located in the Heart of Sutton-On-The-Hill
- Lounge with Log Burner & Dining Room
- Fitted Kitchen/Dining Room
- Three Double Bedrooms & Fitted Five-Piece Bathroom
- Private Large Garden
- Studio/Office with Power, Lighting and Plumbing
- Greenhouse, Shed, Wendy House & Bike Shed
- Large Driveway for Three/Four Cars
- Many Character Features – Viewing is Essential

BEAUTIFUL COTTAGE & PRIVATE GARDEN – A highly appealing three bedroom cottage of style and character benefiting from a delightful garden, located in the heart of Sutton-On-The-Hill.

The Location

Sutton on the Hill is a charming rural village within ease of access to facilities in Mickleover and Etwall and further afield with swift access to Derby, Burton, Uttoxeter and Ashbourne. Private education at Foremarke Hall and Repton School. The home is located within easy reach of major roads link via the A50 and A38 giving access to the M1, M6 and M42, major airports of Manchester and East Midlands International.

Accommodation

Ground Floor

Porch

5'9" x 2'5" (1.76 x 0.75)

With shelving and half glazed door giving access to entrance hall.



Entrance Hall

12'11" x 4'5" (3.94 x 1.35)

With deep skirting boards and architraves, high ceiling, feature wallpapered wall, wood flooring, radiator, half glazed entrance door with sealed unit double glazed window over and internal stripped pine latched door.



Charming Lounge

22'7" x 10'4" (6.89 x 3.16)

With magnificent brick fireplace with solid oak lintel incorporating log burning stove and raised stone hearth, deep skirting boards and architraves, high ceiling, picture rail, radiator, double glazed windows to side and double glazed French doors opening onto stone patio and private rear garden.



Dining Room

12'8" x 9'9" (3.88 x 2.99)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window, stripped latched door opening onto staircase which leads to first floor, useful under-stairs storage cupboard with stripped door and additional stripped latched door giving access to kitchen/dining room.



Kitchen/Dining Room

13'11" x 11'5" (4.26 x 3.49)

With Belfast style sink with chrome mixer tap, a range of fitted base cupboards with drawers and attractive Quartz worktops, built-in four ring electric hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, integrated dishwasher, deep skirting boards and architraves, high ceiling, spotlights to ceiling, wood flooring, radiator, charming original built-in stripped pantry cupboard with drawers underneath, tiled splash-backs, matching kitchen breakfast bar with shelving and solid wood worktop (included in the sale), (freestanding larder cupboard negotiable on sale), (fridge/freezer negotiable on sale), two double glazed windows with pleasant views across gardens and internal stripped latched door.



Inner Lobby

5'11" x 3'7" (1.81 x 1.11)

With deep skirting boards and architraves, high ceiling, picture rail, open space leading into charming lounge and internal stripped latched door.

Cloakroom

5'3" x 5'2" (1.62 x 1.60)

With low level WC, fitted washbasin with chrome fittings and fitted base cupboard underneath, tiled splashback, tiled effect vinyl flooring, feature wallpapered wall, deep skirting boards and architraves, high ceiling, extractor fan, attractive fitted bookcase, radiator and internal stripped pine latched door.



First Floor

Landing

With deep skirting boards and architraves, high ceiling, double glazed window and access to roof space.

Double Bedroom One

12'5" x 10'11" (3.79 x 3.35)

With fitted wardrobes with cupboard above, deep skirting boards and architraves, high ceiling, radiator, feature wallpapered wall, double glazed window overlooking gardens and internal stripped pine latched door. (Please note there is potential for en-suite).



Double Bedroom Two

9'10" x 9'4" (3.00 x 2.86)

With feature wallpapered wall, deep skirting boards and architraves, high ceiling, radiator, character double glazed arched window with countryside views and internal stripped latched door.



Double Bedroom Three

11'5" x 7'10" (3.49 x 2.40)

With feature wallpapered wall, deep skirting boards and architraves, high ceiling, built-in storage cupboard with stripped door, radiator, double glazed window with countryside views and internal stripped latched door.



Five-Piece Bathroom

9'9" x 8'0" (2.98 x 2.45)

With roll edge top slipper bath with chrome claw feet and chrome mixer tap/hand shower attachment, twin washbasins both having chrome fittings with fitted base cupboards underneath and matching worktops, low level WC, double shower cubicle with electric shower, solid wood flooring, attractive half panelled wood walls, deep skirting boards and architraves, high ceiling, large heated chrome towel rail/radiator, shaver point, extractor fan, built-in airing cupboard providing storage and housing the hot water cylinder, double glazed window overlooking gardens and internal stripped latched door.



Front Garden

To the front of the property is a deep lawned fore-garden with neatly-kept privet hedge and pathway leading to the property.

Large Garden

Being of a major asset and sale to this particular property is its lovely large, level warm westerly-facing garden enjoying wide shaped lawns, stone pathways and two paved patios providing a pleasant sitting out and entertaining space with several seating areas. To the bottom of the garden is a productive vegetable garden complemented by a greenhouse, timber shed and children's Wendy house. A further selection of colourful plants, hedges and trees.



Studio/Office

11'5" x 11'5" (3.50 x 3.49)

With power and lighting, single stainless steel sink unit with hot and cold taps, wall and base cupboards, worktops, plumbing for automatic washing machine, five character windows and half glazed double opening entrance doors.



Greenhouse

8'4" x 6'4" (2.56 x 1.94)

With power.



Children's Wendy House



Timber Shed

With power and lighting.



Brick Bike Shed

8'0" x 4'7" (2.44 x 1.42)

With window and secure door.

Driveway

A large gravelled driveway provides car standing spaces for three/four cars.

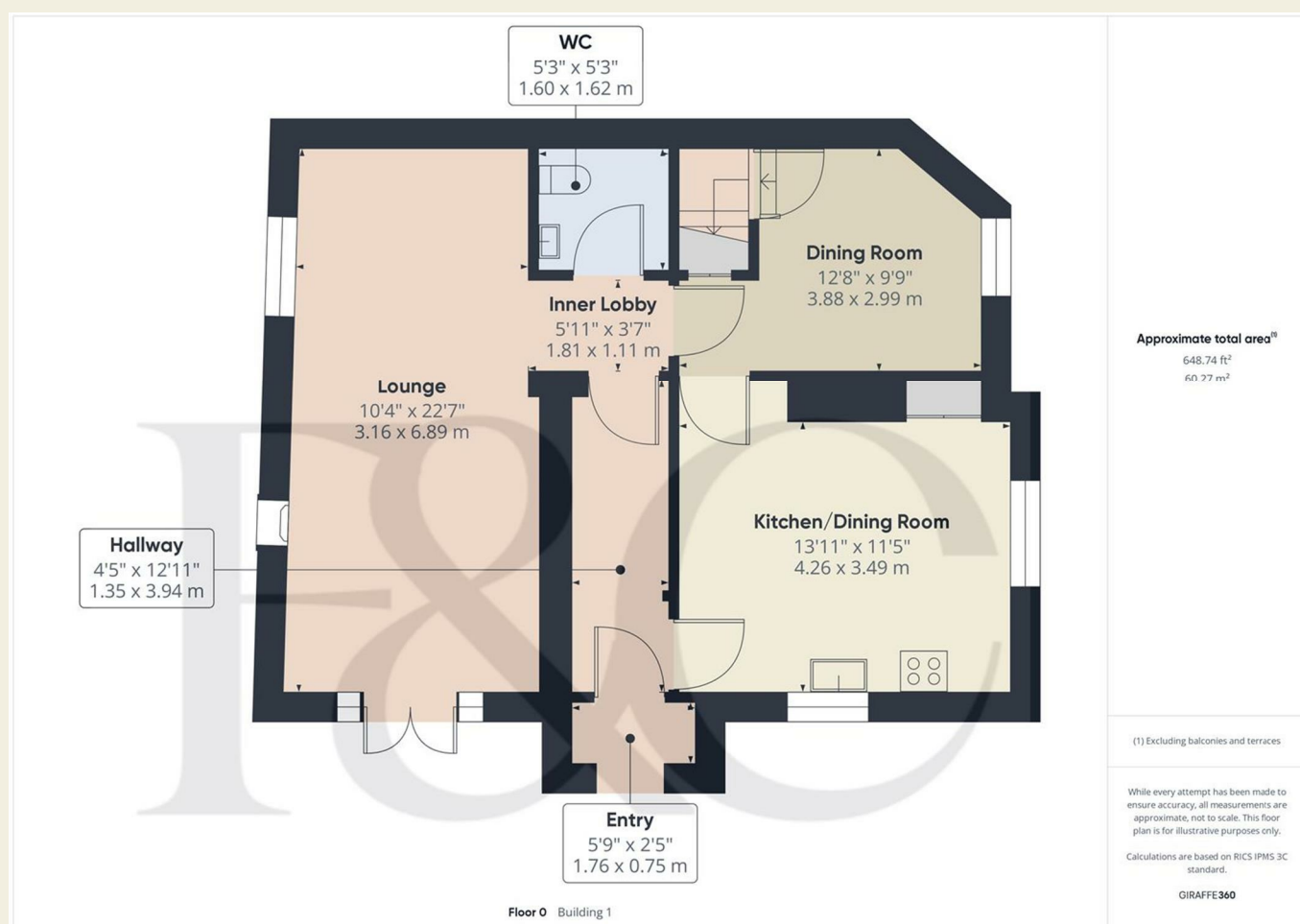


Services

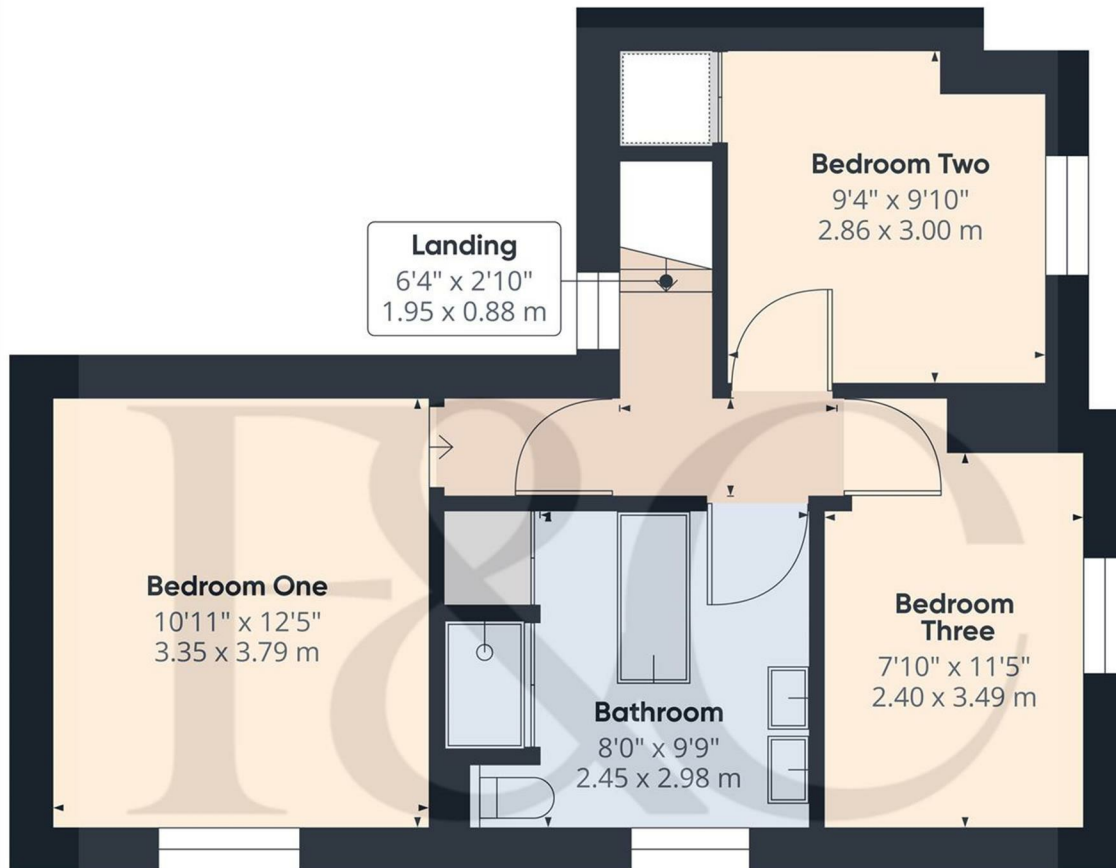
Oil-fired services, water, electric and mains drainage.

Council Tax Band - C

South Derbyshire



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area⁽¹⁾
459.08 ft²
42.65 m²

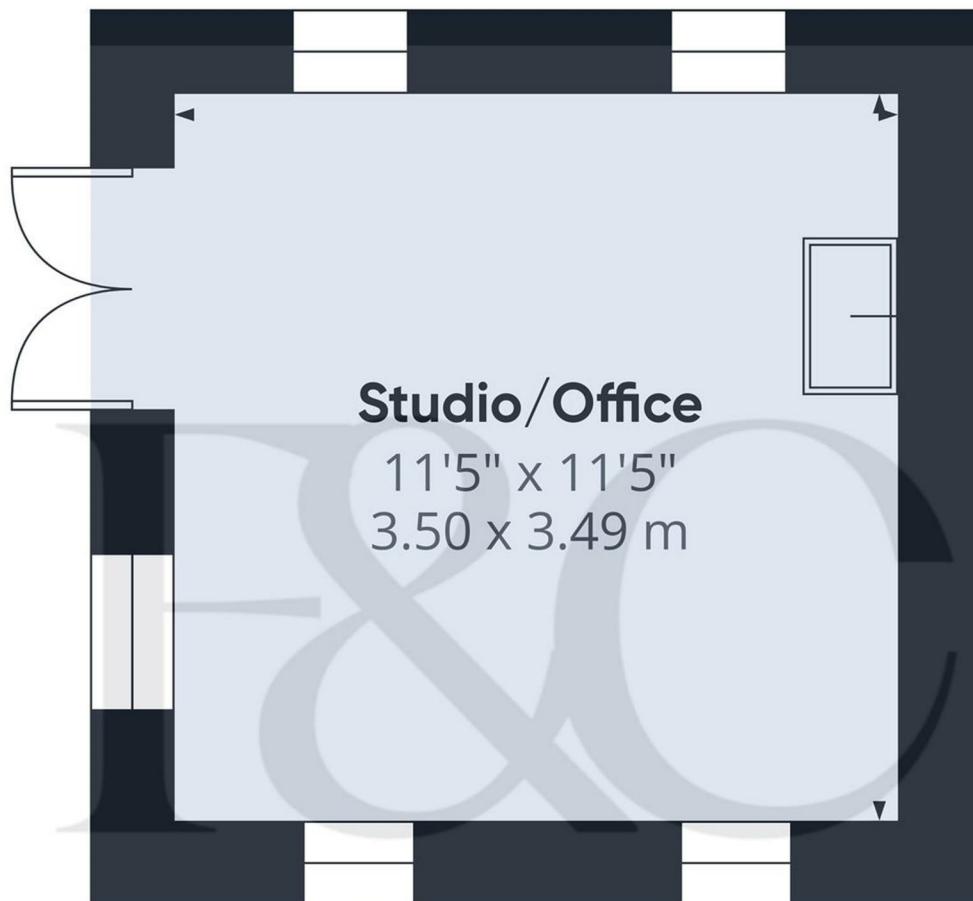
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 3

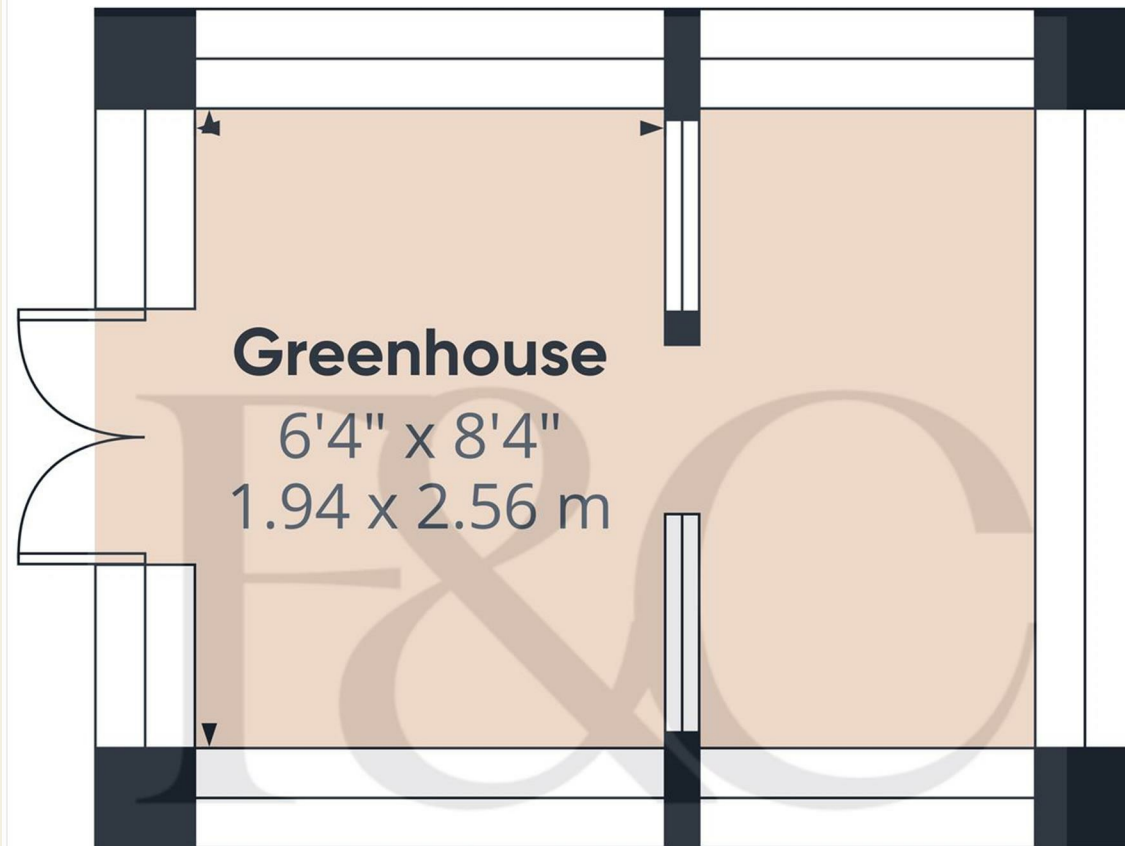
Approximate total area⁽¹⁾
131.97 ft²
12.26 m²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Greenhouse

6'4" x 8'4"
1.94 x 2.56 m

Approximate total area⁽¹⁾

91.49 ft²
8.5 m²

(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.

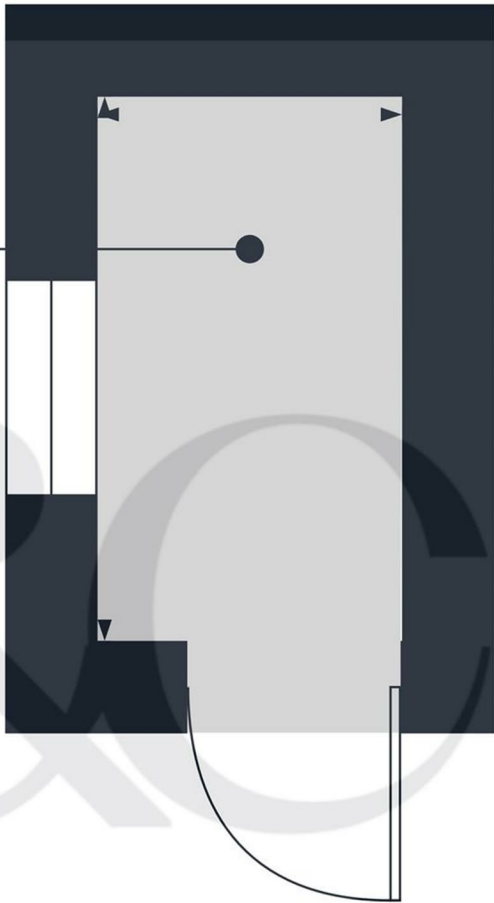
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Bike Store
4'8" x 8'0"
1.42 x 2.44 m



Floor 0 Building 6

Approximate total area⁽¹⁾
40.26 ft²
3.74 m²

(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.
Calculations are based on RICS IPMS 3C standard.

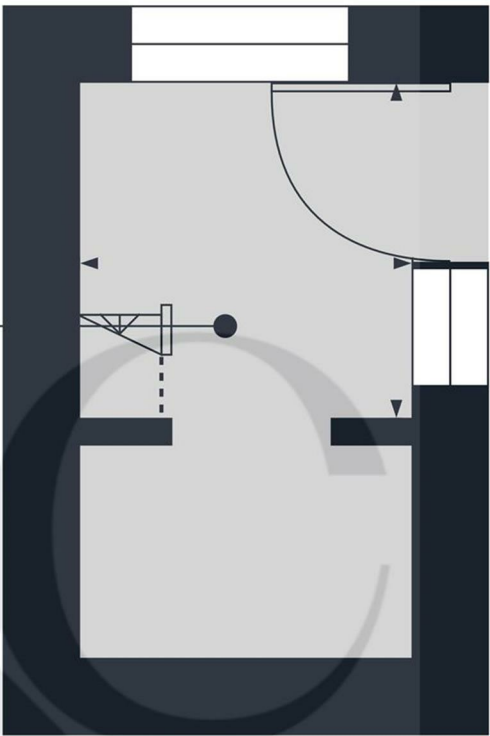
GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Children's Wendy House

5'11" x 5'9"

1.81 x 1.77 m



Approximate total area⁽¹⁾
57.37 ft²
5.33 m²

Reduced headroom
3.12 ft²
0.29 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 4

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.