



Sally Botham
ESTATES

MILLSTONE HOUSE
Badger Lane, Woolley Moor, DE55 6FG
£850,000





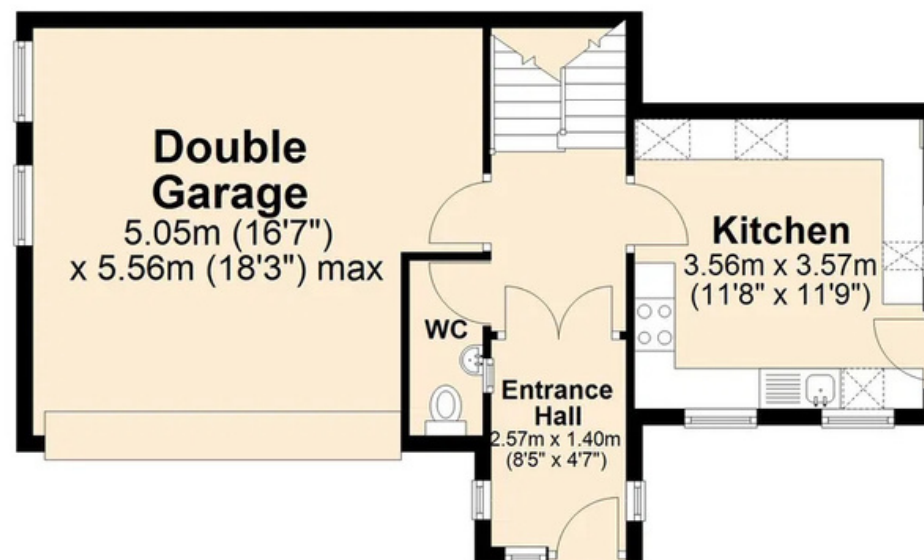






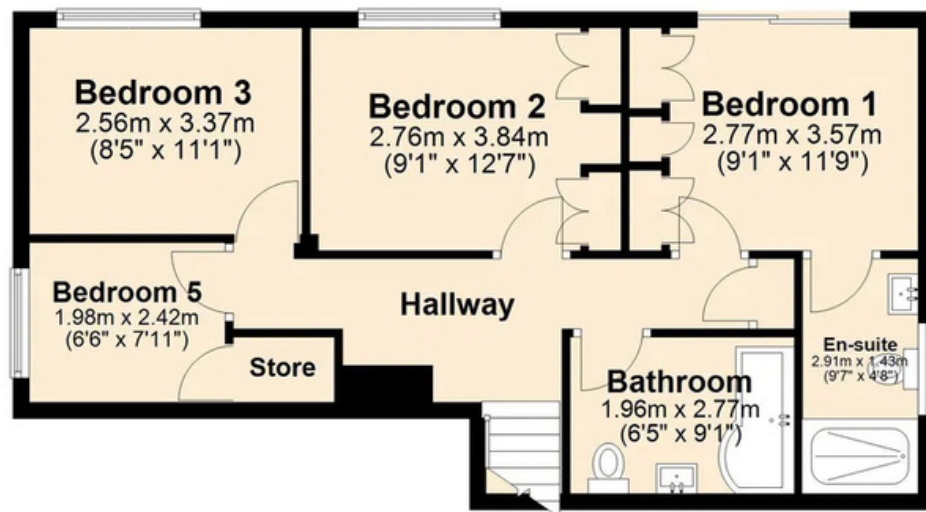
Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



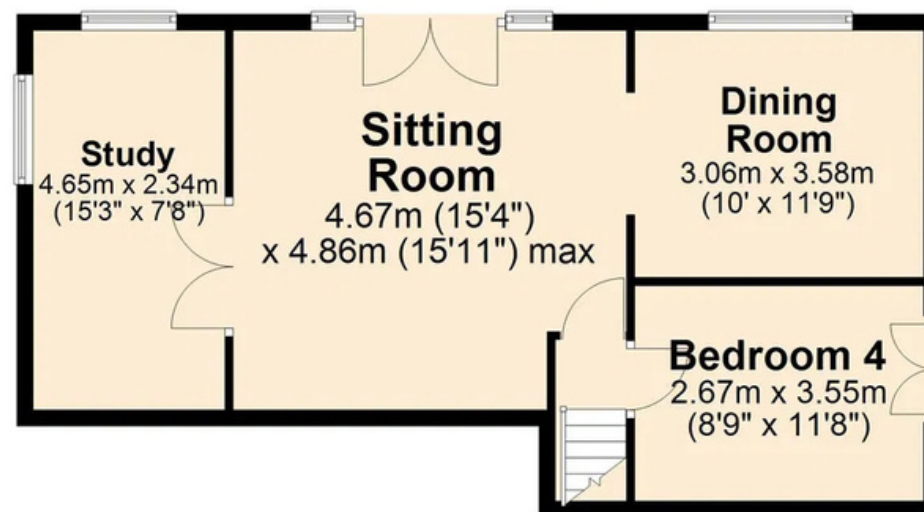
Lower Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Second Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 164.7 sq. metres (1772.9 sq. feet)

Located close to the centre of the popular village of Woolley Moor, enjoying an elevated position with commanding views over open countryside, this upside-down property offers well-presented, spacious family accommodation with: five bedrooms, en suite shower room, family bathroom, sitting room, dining room, study, and fitted kitchen. There is a separate WC and integral garage. The property enjoys a delightful enclosed south-facing rear garden and ample parking.

Woolley Moor village is surrounded by open countryside with fine views and pleasant walks, and is ideally located for the towns of Chesterfield, Alfreton, and Matlock. The M1 motorway is within easy reach, as are the cities of Nottingham, Derby, and Sheffield. The village has an excellent primary school, great community spirit, and there are good local amenities in nearby Clay Cross and Ashover.

Entering the property via a woodgrain-effect UPVC half-glazed entrance door, which opens to:

ENTRANCE VESTIBULE

With dual-aspect woodgrain-effect double-glazed windows, high-gloss ceramic tiles to the floor, coat hanging space, and a contemporary pair of oak doors opening to:

HALLWAY

Having a split staircase with steps rising to the upper and descending to the lower-floor accommodation, along with a central heating radiator, and contemporary oak panelled doors opening to:

WC

With a side aspect borrowed-light window to the entrance vestibule, and suite with a close-coupled WC and wall-hung wash hand basin. The room has a chrome-finished ladder-style towel radiator, and coat hanging space.

KITCHEN

Having dual-aspect UPVC double-glazed windows, and a glazed entrance door opening onto the side of the property. The room has high-gloss tiles to the floor, following through from the hallway. The kitchen is fitted with a good range of contemporary units in a high-gloss white finish, with cupboards and drawers set beneath a granite worksurface with a matching upstand. There are wall-mounted storage cupboards, deep pan drawers, a pull-out larder unit, and a corner carousel unit. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap with flexible vegetable spray, and a four-ring induction hob, over which is an extractor canopy that is vented to the outside. Integral appliances include a 12-place-setting

dishwasher, wine cooler, and fridge-freezer. There is an eye-level double oven and grill.

From the hallway, a further door opens to:

INTEGRAL GARAGE

A double garage with a double-width up-and-over vehicular-access door. There are side-aspect windows and a mezzanine storage loft. Sited within the garage is the gas-fired boiler, which provides hot water and central heating to the property. The garage has power, lighting, and space and connection for an automatic washing machine and clothes dryer.

From the hallway, steps rise to:

UPPER FLOOR LANDING

Where a half-glazed contemporary door opens to:

SITTING ROOM

Having rear-aspect French doors with sidelight windows opening to a Juliet balcony with a glass balustrade, enjoying superb far-reaching views over the surrounding open countryside towards Ashover Hay. The room has light oak flooring, and a feature fireplace with a stone surround and granite hearth, housing a multi-fuel stove with a back boiler, which supplements the hot water and central heating to the property if required. The room has a television aerial point with satellite facility. A pair of half-glazed oak doors open to:

STUDY/ FAMILY ROOM

With dual-aspect double-glazed picture windows, the rear windows enjoying the far-reaching views afforded by the property. The room has light wood-effect laminate flooring, central heating radiator, and telephone point with broadband facility.

From the sitting room, a broad opening leads to:

DINING ROOM

With a rear-aspect double-glazed picture window, having similar views to the sitting room. The room has oak-effect laminate flooring following through from the sitting room, and a central heating radiator.

From the landing, a panelled door opens to:

BEDROOM FOUR

With side-aspect double-glazed French doors opening to a Juliet balcony. The room has a contemporary vertical column central heating radiator, and a good range of built-in storage cupboards.

From the hallway, steps descend to:

LOWER FLOOR HALLWAY

Having a central heating radiator, and contemporary oak panelled doors opening to:

BEDROOM ONE

Having double-glazed sliding patio doors opening onto a terrace and the gardens to the rear of the property. The room has a good range of built-in wardrobes, providing hanging space, storage shelving, and storage drawers. There is a central heating radiator and over-bed reading lights. An oak panelled door opens to:

EN SUITE BATHROOM

Being fully tiled with a ceramic tile floor and having a side-aspect window with obscured glass. Suite with: shower cubicle with Mira Decor shower with monsoon rain head and handheld shower spray; semi-countertop wash hand basin with waterfall tap; and dual-flush concealed-cistern WC. The room has an extractor fan and chrome-finished ladder-style towel radiator.

BEDROOM TWO

With a rear-aspect UPVC double-glazed picture window overlooking the gardens and the open countryside beyond. The room has a central heating radiator, and a range of built-in wardrobes providing hanging space, storage shelving, and storage drawers. There are over-bed reading lights.

BEDROOM THREE

Again with rear-aspect double-glazed picture windows overlooking the garden and the playing fields beyond. The room has a central heating radiator.

BEDROOM FIVE

With a side-aspect UPVC double-glazed window, and central heating radiator. A door opens to a useful deep storage cupboard with hanging rail and shelf.

FAMILY BATHROOM

A partially-tiled room with ceramic tile floor, having a suite with: P-shaped shower-bath, with mixer taps and handheld and wall fixed shower ; wall-hung wash hung basin with storage drawers beneath; and dual-flush close-coupled WC. The room has a chrome-finished ladder-style towel radiator, and an extractor fan.

From the hallway, a door opens to a deep airing cupboard, housing the hot water cylinder, which is fitted with dual immersion heaters.

OUTSIDE

To the front of the property, a driveway provides off-road parking for several vehicles and gives the access to the integral garage. Pathways run down both sides of the property to an enclosed rear garden with a tiled sun terrace, where the doors open from bedroom one. From the terrace, steps to descend to a further area of garden with a central lawn, and borders stocked with flowering plants and ornamental shrubs. There are areas of artificial turf and a further tiled terrace with a hot tub. A personnel gate opens onto the playing fields to the rear of the property.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property is fitted with photovoltaic solar panels.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

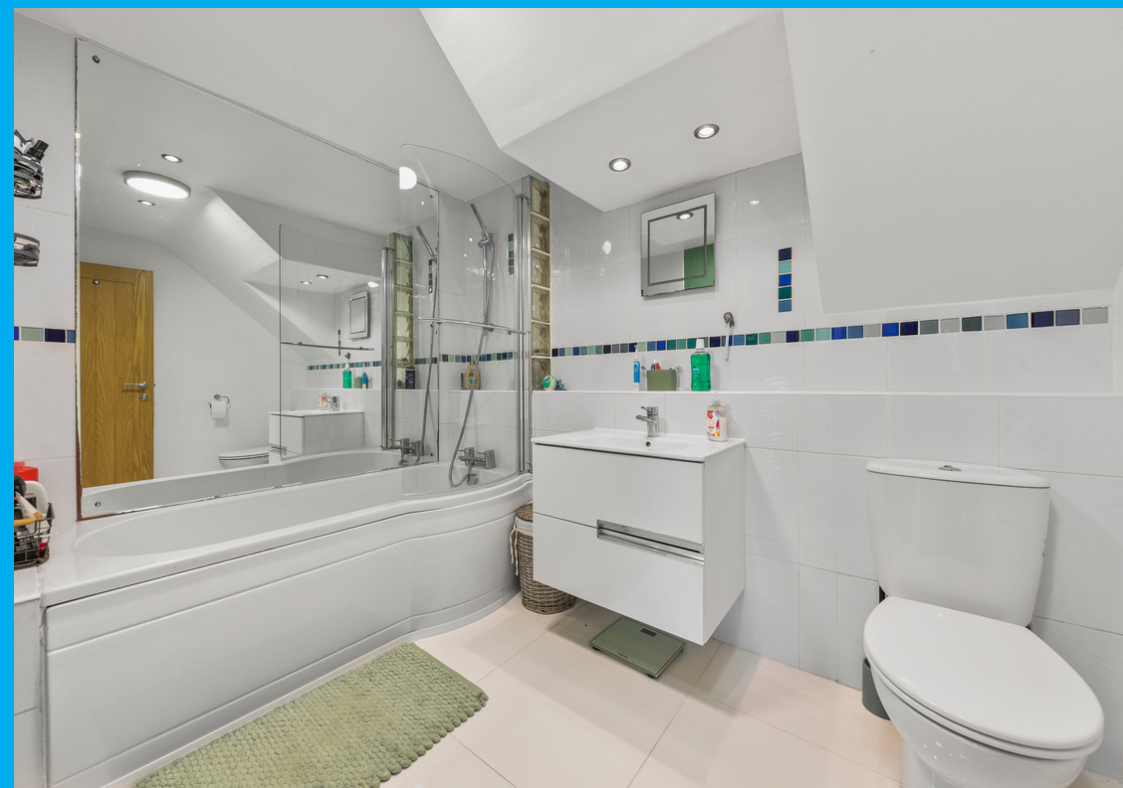
DIRECTIONS

Leaving Matlock along the A615 towards Alfreton: turn right just after Matlock Garden Centre along the B6014 signposted Clay Cross. Continue along the road for some way. Upon reaching the reservoir, take the left turn signposted Woolley Moor into Badger Lane. Upon reaching the village, the property can be found on the left-hand side.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.















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

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