



Sally Botham
ESTATES



THE COTTAGE

Ashover Road, Littlemoor, S45 0JF

Guide Price: £250,000

A delightful and characterful stone-built semi-detached period cottage located at the centre of the popular village of Littlemoor. The accommodation offers: two double bedrooms; family bathroom; living room; study; and fitted kitchen. There are delightful gardens to the rear and side of the property, and off-road parking. The property enjoys a commanding view over the open countryside that surrounds the village where there are fine walks.

The property 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 is located close Ashover village where there are excellent amenities.

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

LIVING ROOM

Having dual-aspect UPVC woodgrain-effect double-glazed windows, the side windows overlooking the garden and driveway. The room has exposed beams to the ceiling and a feature fireplace in rustic brick with a raised hearth, housing a living-flame gas stove currently capped off. The room has a central heating radiator with thermostatic valve, television aerial point, and BT internet point. A panelled door opens to:



STUDY

Having rear-aspect UPVC double-glazed woodgrain-effect windows overlooking the garden and the open fields beyond. The room currently has a good range of fitted wardrobes, providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve. The room has plumbing for a downstairs WC, if required.



From the living room, a further panelled door opens to:

KITCHEN

Having quarry tiles to the floor and a rear-aspect picture window taking advantage of the superb far-reaching views. A half-glazed entrance door opens onto the rear of the property. The kitchen is fitted with a range of pine units with cupboards and drawers beneath a worksurface with an inset sink. There are wall-mounted storage cupboards. Beneath the worksurface there is space and connection for an automatic washing machine, and there is space for a fridge-freezer. Fitted within the kitchen is a freestanding gas cooker with a four-burner hob, oven, and grill. The room has a central heating radiator.



From the living room, a staircase with turned spindles – with useful storage space beneath – rises via a half-landing to the first floor landing. On the turn of the stairs is a front-aspect double-glazed arched window flooding the stairwell with natural light.

FIRST FLOOR LANDING

Panelled doors open to:

BEDROOM ONE

With front-aspect UPVC double-glazed woodgrain-effect windows, and central heating radiator.



BEDROOM TWO

Having dual-aspect windows, the rear picture window enjoying delightful views over the gardens to the open fields beyond, with a view of Ogston Reservoir through the trees. The room has a central heating radiator.



FAMILY BATHROOM

With a rear-aspect window with obscured glass, and suite with: panelled bath having a recently-fitted Triton T80 electric shower over, and concertina shower screen; pedestal wash hand basin; and dual-flush close-coupled WC. The room has a chrome-finished ladder-style towel radiator.



From the landing, doors open to an airing cupboard having slatted linen storage shelving and housing the recently-fitted Baxi gas-fired boiler, which provides hot water and central heating to the property.

OUTSIDE

To the side of the property and accessed via a five-bar gate, is an off-road parking space with borders stocked with ornamental shrubs. To the rear of the property is a delightful enclosed area of garden, with a brick set and paved patio with sculpted borders stocked with flowering plants. A pergola supports a climbing rose, and within the garden is a timber garden shed with power and lighting. The property has outside lighting and an outside water supply.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at the time of publication) C

DIRECTIONS

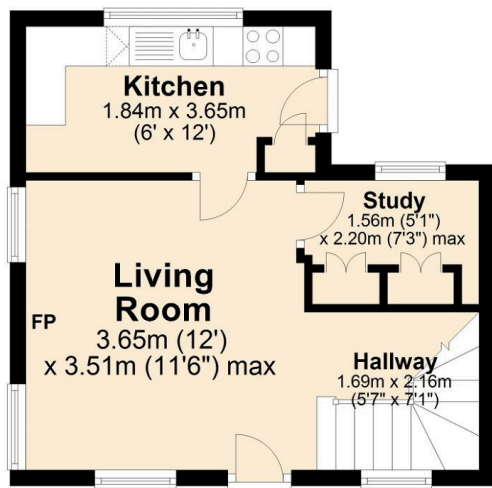
Leaving the A632 Chesterfield to Matlock Road at Kelstedge, follow the B6036 for approx 2 miles passing through Ashover village towards Milltown, after the sharp left hand bend climb the hill and take the second turning on the left hand side signposted Littlemoor. Follow the road into the village where the property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



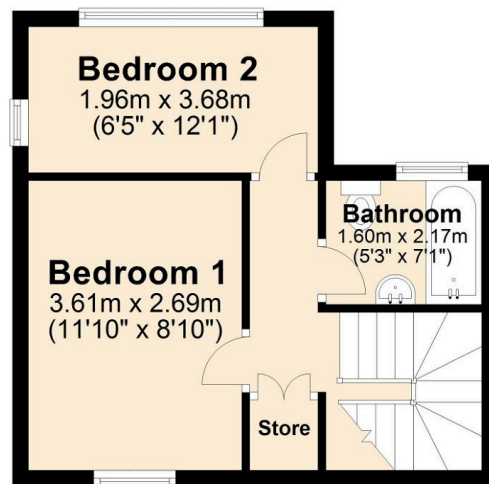
Ground Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



Total area: approx. 56.2 sq. metres (604.5 sq. feet)

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.