



Bobbin Mill Hill
Fritchley Belper

Bobbin Mill Hill Fritchley Belper DE56 2HN

for sale
£550,000



Property Description

Occupying an enviable position in the picturesque village of Fritchley is this beautifully presented four-bedroom detached home offering a perfect blend of rural charm and modern living. Enjoying uninterrupted countryside views to the rear, this property is ideal for those seeking a peaceful village lifestyle. The accommodation is spacious and thoughtfully laid out, featuring a modern fitted kitchen, alongside a bright and airy living room that opens onto the rear garden with breathtaking views. There are two double bedrooms to the ground floor with a modern fitted bathroom. While upstairs, there are two generously sized bedrooms, each benefitting from natural light and scenic surroundings. Outside, there is a well-maintained rear garden providing a tranquil escape, backing directly onto open countryside. The property also benefits from a double driveway with a garage and utility room. An early viewing is strongly recommended to appreciate the lifestyle this home offers.

Entrance Hallway

The property is entered via composite door to the front elevation into a welcoming hallway which has two column radiators, coving, a handmade, bespoke, ash and glass staircase with feature lighting and handmade, ash doors off to:

Lounge

19' 4" x 12' (5.89m x 3.66m)
Having a multi-fuel burner, UPVC double glazed window to the front, coving to the ceiling, a radiator and open access to the garden room.

Garden Room

11' 8" x 12' 5" (3.56m x 3.78m)
Having aluminium double glazed windows to the side and bi-folding doors to the rear, roof lantern, spot lights and tall radiator.

Kitchen

13' 5" Max x 9' 8" Max (4.09m Max x 2.95m Max)
Having a matching range of wall and base units with quartz work surfaces over and incorporating sink and drainer unit with mixer tap over, integrated dishwasher, space for fridge freezer, integrated microwave, induction hob with extractor over, electric oven and grill, UPVC double glazed window to the rear, spot lighting to the ceiling.

Bedroom Three

11' 6" Max x 12' 9" (3.51m Max x 3.89m)
Having UPVC double glazed window to the rear with countryside views, a radiator and fitted wardrobes.

Bedroom Four

.10' 1" Plus recess x 9' 2" (3.07m Plus recess x 2.79m)
Having UPVC double glazed window to the front, a radiator and coving.

Bathroom

Having a heated towel rail, bath with electric shower over and glazed shower screen, pedestal wash hand basin with mixer tap and obscured double glazed window to the front.

First Floor Landing

Having a storage cupboard with loft access, eave storage and doors off

Bedroom One

15' 1" With restricted head height x 11' 8" Max (4.60m With restricted head height x 3.56m Max)
Having sky light to the rear, obscured double glazed window to the side, a radiator and door opening to the en suite.

En Suite

Having a fully tiled shower cubicle with electric shower head over, low level W.C, vanity wash hand basin, heated towel rail, sky light to the front and spot lighting to the ceiling.

Bedroom Two

10' 8" Plus recess x 12' 4" (3.25m Plus recess x 3.76m)

Having UPVC double glazed window to the rear benefitting from countryside views and a radiator.

Outside

To the front of the property is a double driveway providing off road parking which leads to an internal garage, a lawned area, pebbled area and steps up to the main entrance.

To the rear the garden has a raised composite decked seating area, block paved path leading to a further composite decked seating area, laid to lawn section, raised flower beds which are well stocked with an arrangement of flowers, bushes and shrubs, vegetable beds and gated side access.

Internal Garage

Having up and over door, power and lighting. There is also a utility area to the rear of the garage.

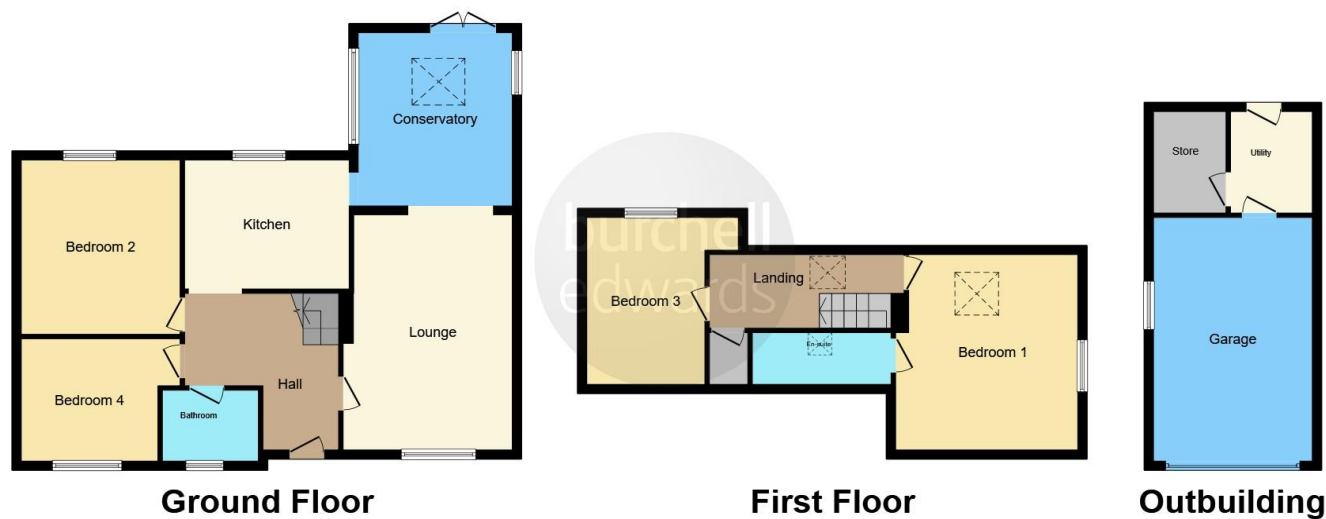
Utility Area

Having plumbing for washing machine, space for a tumble dryer, door opening to useful storage cupboard, wall mounted boiler and a sink.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01773 822622
E belper@burchelledwards.co.uk

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 BELPER DE56 1AY

EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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