



Repton Road
Hartshorne Swadlincote



Property Description

An individually designed & built, four double bedroom family home, located within the sought after village of Hartshorne with far reaching views to the rear. The property must be given an internal inspection to appreciate the internal design and layout of the accommodation on offer. In addition there is access to the field at the rear (estimated to be approximately 1.75 acre) and stunning well landscaped garden. Briefly the accommodation comprises- entrance hall, cloakroom, stunning rear sitting room with bi-fold doors and log burner, large formal dining room and breakfast kitchen with utility. To the first floor are three double bedrooms, all with built-in wardrobes, the master bedroom having a beautifully appointed ensuite and family bathroom. On the second floor is a study area, further double bedroom and ensuite bathroom. The property has the benefit of recently installed solar panels providing economical electricity together with gas fired central heating and double glazing. Outside a sweeping driveway leads to an attached garage, there is a landscaped fore garden and courtyard and to the rear is a large covered oak and glass seating area, beyond which lies a substantial fully stocked garden with shaped lawns, raised borders and a detached building which is currently being used as an office. Beyond the rear garden is a 1.75 acre field, which is jointly owned by the seven properties in the development, all of which have joint access and usage.

Entrance

Open canopied entrance having inset lighting and oak entrance door with double glazed open panels to either side leading to:

Entrance Hall

Having solid oak staircase rising to first floor, useful understairs storage cupboard, solid oak stripped flooring, low intensity spotlights to ceiling, one central heating radiator and fitted smoke alarm.

Cloak Room/Wc

Having contemporary suite comprising low level twin flush wc with concealed cistern, wall mounted wash basin, one central heating radiator, solid oak stripped flooring and useful storage cupboard.

Dining Kitchen

17' 5" x 10' (5.31m x 3.05m)

Having quality light sage units with solid oak working surfaces, enamel sink and draining unit with swan neck mixer tap and Grohe boiling water tap, sealed unit double glazed windows to front and rear elevations, ceramic tiling to floor, illuminated pelmet lighting, one central heating radiator, plumbing for American fridge/freezer, Neff combination oven/microwave, fitted Smeg range cooker with five burner gas hob, stainless steel extractor over, concealed under unit lighting and integrated dishwasher.

Laundry Room

7' 5" x 6' 8" (2.26m x 2.03m)

Having an extensive bank of floor to ceiling units and cupboards housing the washing machine and Viessmann boiler, solid oak half glazed stable door to rear elevation and one central heating radiator.

Sitting Room

17' 6" x 15' (5.33m x 4.57m)

Having feature fireplace with inset open multi fuel burner surmounted on a raised hearth, range of attractive storage cupboards, one central heating radiator, coving to ceiling, low intensity spotlights to ceiling and a range of fitted oak and aluminium bi-fold doors opening out to the rear patio.

Dining Room

14' 2" x 10' 3" (4.32m x 3.12m)

Having two central heating radiators, low intensity spotlights to ceiling, coving to ceiling, solid oak stripped flooring and sealed unit double glazed window to front elevation with stone inset mullions.

First Floor Landing

Having high energy efficient aluminium double glazed window to front elevation, low intensity spotlights to ceiling, solid oak flooring and staircase rising to second floor.

Master Bedroom

17' 5" x 10' (5.31m x 3.05m)

Having high energy efficient aluminium double glazed windows to front and rear elevations, two central heating radiators, low intensity spotlights to ceiling and two floor to ceiling double built-in wardrobes.

Ensuite

Having obscure high energy efficient aluminium double glazed window to rear elevation, over-sized quadrant shower, low level wc with concealed cistern, enamel sink with pillar block mixer tap surmounted on an oak cupboard with further shelving, heated electric oil fitted towel radiator and underfloor heating.

Bedroom Two

15' x 9' 8" (4.57m x 2.95m)

Having useful understairs storage cupboard, high energy efficient aluminium double glazed window to rear elevation, one central heating radiator, low intensity spotlights to ceiling and coving to ceiling.

Bedroom Three

14' 2" x 11' 4" (4.32m x 3.45m)

Having high energy efficient aluminium double glazed window to rear elevation, one central heating radiator, low intensity spotlights to ceiling and two double floor to ceiling built-in wardrobes with cupboards over, access to loft via retractable timber ladder.

Family Bathroom

Sumptuous bathroom having insulated free-standing side fill bath, low level wc with concealed cistern, wall mounted Villeroy & Boch wash basin, over-sized quadrant shower with thermostatically controlled shower, low intensity spotlights to ceiling, fitted extractor vent, high energy efficient aluminium double glazed window to side elevation, fitted shaver point, fitted Karndean slate tile effect flooring with underfloor heating and heated chrome ladder towel radiator.

Second Floor Landing/Study

Having two Velux double glazed rooflights, one central heating radiator and solid oak stripped flooring.

Bedroom Four

16' 4" x 11' 3" (4.98m x 3.43m)

Having two built-in useful storage cupboards, Velux skylight with built-in blind and one central heating radiator.

Ensuite Bathroom

Having suite comprising bath, wall mounted wash basin, low level wc with concealed cistern, double glazed rooflight, one central heating radiator and ceramic tiling to floor with underfloor heating.

Outside

Outside a sweeping driveway leads to an attached garage, there is a landscaped fore garden and courtyard. To the rear of the property is a oak framed outside seating area, which is 6.1m x 2.86m, with glass panels., beyond which lies a substantial fully stocked garden with shaped lawns, raised borders and a detached building which is currently being used as an office. Beyond the rear garden is a 1.75 acre field, which is jointly owned by the seven properties in the development, all of which have joint access and usage.

Detached Building

9' 11" x 9' 10" (3.02m x 3.00m)

This building is located at the far extent of the garden which currently is used as a work from home office but could have a variety of uses. Having double glazed windows to either side, central double glazed French doors, solid oak stripped flooring, double glazed Roof light with integrated blinds and free-standing multi fuel burner.

Garage

17' 7" x 8' 9" (5.36m x 2.67m)

Having electric roller shutter remote controlled door, extensive lighting, controller for the inverter and 10 kw battery.

Solar Panels

The property benefits from 3.92kW of roof mounted solar panels and a 10kW battery, which charges from excess solar or overnight on cheap rate. The benefit of the solar panels is being paid for electricity generated on the Feed-In-tariff scheme, over the last 12 months this amounted to £792, with the electricity bill during the same period being £611, this property's electricity bill can be covered by the income from generation.











Second Floor

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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