



**w****ards**  
estate agents

## **Sunnyside Slack Lane**

Ashover, Chesterfield, S45 0EE

**Offers in the region of £1,500,000**

# Sunnyside Slack Lane

Ashover, Chesterfield, S45 0EE

Internal viewing is absolutely imperative to fully appreciate this IMPRESSIVE DETACHED STONE BUILT EXTENDED FOUR DOUBLE BEDROOM/TWO BATHROOM FAMILY HOUSE which stands in over half an acre of landscaped gardens with amazing elevated views over the surround countryside! Triple garage and fabulous entertaining Indian stone patio/terraces with BBQ & Spa/Hot Tub enclosure. Fully renovated to an exceptionally high standard with ultra modern and extremely stylish fittings. Includes triple glazing, electric under floor heating plus 16 solar panels, Condensing Boiler/Propane Gas, Water via Bore Hole (new in 2023), Sewerage via Septic Tank/BioDisc-serviced (2025).

Stylish, neutrally presented interior offers over 3,500 sq ft of extremely versatile family living space including entrance vestibule, reception hall/study, sitting room with media wall, superb reception room with feature vaulted ceiling & rear feature window, impressive open plan breakfasting kitchen with ultra modern German made fittings/granite surfaces- Superb Patio and French doors onto the patios. Utility & cloakroom/WC. Internal feature glazed hallway leading to the stunning dining room/orangery with vaulted ceiling & bi-folding doors onto the patio/entertaining Spa area!

Bespoke designer staircase to the first floor with front double bedroom having an exquisite fully tiled en suite, Two rear double bedrooms with amazing feature window/glazed Juliet balconies & impressive bespoke range of fitted wardrobes. Luxury fully tiled family bathroom with 4 piece suite, front double bedroom with stunning views.

Front stone boundary walling & gated entrance leads along the sweeping driveway to surplus amounts of parking and triple garage. Set in over half an acre the property enjoys impeccable, extensively landscaped gardens which surround this residence. Summer House with sun terrace, Garden/Gym Room with Sauna and amazing entertaining stone patio/terracing with BBQ & Spa area!

## Additional Information

Central Heating System with Propane Gas supply to Condensing Combi Boiler

Mains Electricity + 16 solar panels (owned)

Certified Build Regs for all extension works

Security Alarm & Internal/External Camera System

Aluminium triple glazed windows

Internally Insulated

Welsh slate roof

Air Conditioning to the ground floor

Granite window boards to all windows

Fitted shutters & blinds included(some remote)

Water via Bore Hole (new in 2023)

Sewerage via Septic Tank/BioDisc-serviced (2025)

Gross Internal Floor Area- 328.1 Sq.m/ 3531.5 Sq.Ft.

Council Tax Band - G

Secondary School Catchment Area - Tupton Hall School





**Entrance Vestibule**  
7'6" x 3'2" (2.29m x 0.97m)

**Reception Hall/Study**  
15'11" x 12'3" (4.85m x 3.73m)

Spacious entrance reception/study room with an impressive designer open plan spindled staircase with an impressive feature tiled wall. Double store cupboard.

**Sitting Room**  
12'4" x 12'3" (3.76m x 3.73m)

A comfortable snug/sitting room for relaxation with ultra modern feature media wall and downlighting. Superb front aspect views.

**Fabulous Reception Room**  
19'2" x 14'6" (5.84m x 4.42m)

A truly superb family reception room with plenty of natural light and feature vaulted ceiling with down lighting. Superb views from the front, rear and side aspect windows with remote blinds. Tiled floor with u/f heating.

**Stunning Kitchen/ Breakfast Room**  
29'5" x 18'7" (8.97m x 5.66m)

Impressive high quality German range of Blue colour base, wall & drawer units with superb central breakfasting Island with seating. Granite work surfaces & inset sink with mixer tap to island. Integrated double oven and 5 ring gas hob having extractor above with subtle downlights.

Patio door and French doors lead onto the entertainment patio and terraced, they have Anti-Sun Glazing and electric remote fitted bespoke blinds.

**Utility Room**  
13'2" x 4'7" (4.01m x 1.40m)

Comprising of a range of base and wall units with complimentary work surfaces & inset stainless steel sink.

**Utility Area**  
6'3" x 5'2" (1.91m x 1.57m)

Door leads to the cloakroom and also exterior.

**Cloakroom/WC**  
5'0" x 3'7" (1.52m x 1.09m)

Being fully tiled and including a 2 piece suite with wall hung wash hand basin and WC. Space for washer/dryer. Ideal Combi Boiler. Glazed door to the exterior.

**Orangery/Dining Room**  
19'3" x 14'7" (5.87m x 4.45m)

Splendid Orangery/dining room accessed via a stunning internal hallway with vaulted ceiling. Feature gas log stove, down lighting & tiled floor with underfloor heating. Bi-Fold doors onto the splendid entertaining patio and Spa area.

**First Floor Landing**  
9'11" x 6'10" (3.02m x 2.08m)

Access to the first floor accommodation. Airing cupboard with cylinder water tank.

**Front Bedroom One**  
14'1" x 12'5" (4.29m x 3.78m)

Spacious double bedroom with lovely views from feature front aspect window. Built in double wardrobe. Door into en suite.

**Exquisite En - Suite**  
8'5" x 6'10" (2.57m x 2.08m)

Luxury fully tiled shower room comprising of a 3 piece high quality suite which includes a shower cubicle with mains rainfall shower, wall hung wash hand basin and low level WC. Anthracite heated towel rail. Wall mirror with subtle lighting.

**Front Double Bedroom Two**  
12'5" x 12'3" (3.78m x 3.73m)

A further double bedroom with front aspect window which enjoys pleasant views.





#### Rear Double Bedroom Three

14'6" x 12'2" (4.42m x 3.71m)

Fabulous raised ceiling and bespoke quality range of mirror fronted fitted bedroom furniture with two sets of double wardrobes with hanging and shelving. Feature window with glazed Juliet double doors having desirable views

#### Rear Double Bedroom Four

14'6" x 8'3" (4.42m x 2.51m)

A fourth double bedroom with raised ceiling and with a bespoke range of fitted bedroom furniture with two sets of double wardrobes with hanging and shelving. Double Juliet Balcony window with enviable views

#### Luxury Family Bathroom

10'2" x 9'10" (3.10m x 3.00m)

Splendid fully tiled family bathroom with 3 piece quality suite which comprises of a bathtub, shower cubicle with rainfall shower, wash hand basin and low level WC, feature wall mirror.

#### Garden Room/Gym/Sauna

15'9" x 11'10" (4.80m x 3.61m)

External Garden Room/Gym with Sauna

#### Summer House

18'9" x 9'5" (5.72m x 2.87m)

#### Triple Detached Garage

33'3" x 20'1" (10.13m x 6.12m)

Ample parking space internally for up to 3 vehicles with lighting and power

#### Outside

Front stone boundary walling with decorative railings and remotely controlled gated entrance leads along the extensive tarmac sweeping driveway to the rear of the property. There is surplus amounts of parking and detached double garage which could park 3 vehicles if required.

Set in over half an acre the property enjoys impeccable, extensively landscaped gardens which surround this residence, having mature well established borders and numerous areas of planting which are laid with an abundance of shrubs, bushes, trees and flowering plants. Low level stone stepping to the Summer House with insulation, lighting & power-perfect for home working!



Wonderful side stone terrace with feature timber edging creates a superb social/family entertainment area. Splendid countryside views! Superb external Sun Room/Gym with lighting and power. Resin floor. Extensive countryside views! Main Indian stone patio with water feature and amazing

### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

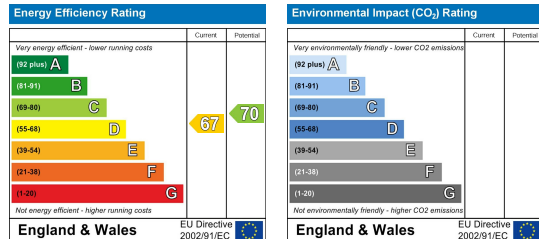
## Floor Plan



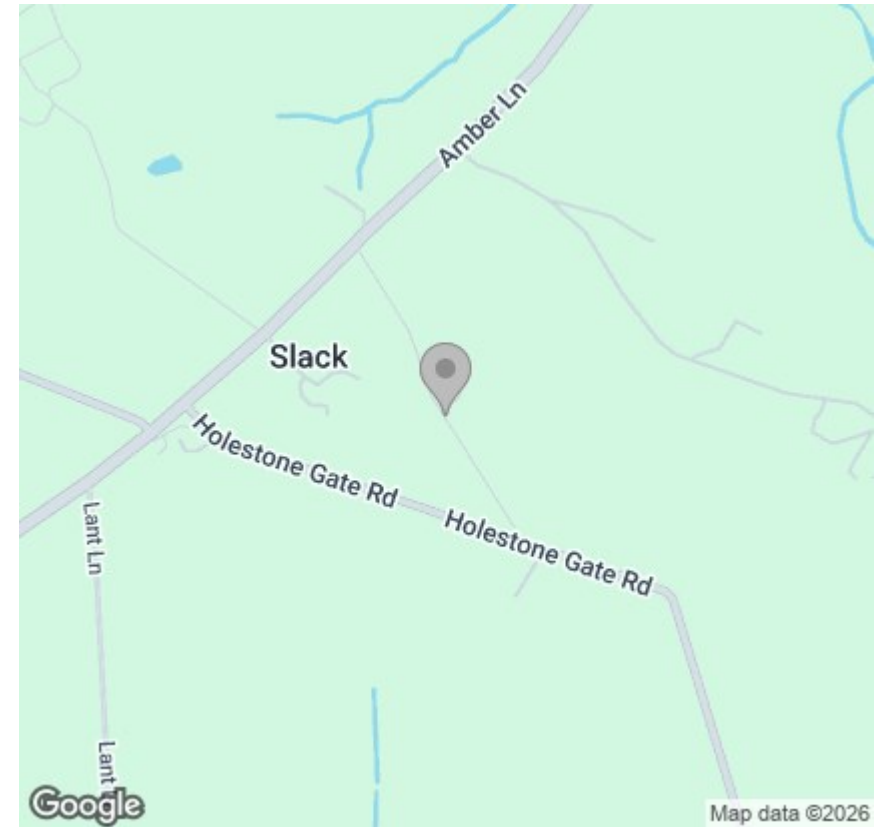
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.