



## **The Vicarage Hob Hill, Hazelwood, Belper, DE56 4AL**

**£699,950**



The Old Vicarage is a beautifully positioned four bedroom, three reception room detached residence in this splendid semi-rural position. Ecclesbourne catchment. No Chain and Vacant Possession.



# The Vicarage Hob Hill, Hazelwood, Belper, DE56 4AL

**£699,950**



This large detached property enjoys a deep secluded frontage with pleasant lawned front garden, long driveway leading to a parking area with garage. There is an enclosed rear courtyard garden.

Internally the most spacious and generously proportioned accommodation includes UPVC double glazing, gas central heating and comprises, enclosed porch, reception hallway, guest cloakroom, lounge connecting with a separate dining room, versatile third reception room, kitchen and utility room. To the first floor a landing with staircase access to the loft space leads into three large double bedrooms, generous fourth bedroom, all with built-in wardrobes, bathroom and separate WC.

The property is found towards the top of Hob Hill close to the junction with St John the Evangelist church with fine distant countryside views primarily from first floor level. Local shopping amenities and educational facilities including Ecclesbourne can be found in nearby Duffield, Belper and Wirksworth with a number of nearby country public houses available. Derby city centre is a short distance away with excellent road links to other regions towns and cities, good rail network and comprehensive shopping and leisure outlets. There are also impressive rail connections from nearby Duffield.

A superb country house offering great potential for improvement, personalisation and reconfiguration attractively offered for sale with no chain and vacant possession.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Recessed door leading into an enclosed porch, inner door into:

#### RECEPTION HALLWAY

A large formal hallway connecting much of the ground floor accommodation having Parquet flooring throughout, stairs to the first floor, radiator.

#### CLOAKROOM WC

A dual purpose room having a low level WC and wash basin along with ample space for cloaks hanging, UPVC double glazed window, radiator.

#### LOUNGE

15'11" x 13'10" (4.85m x 4.22m)

With two large UPVC double glazed windows, the front of which providing a pleasant aspect, stone fireplace with open fire and hearth, media connections, two central heating radiators and twin sliding doors opening into:

## DINING ROOM

15'11" x 12'11" (4.85m x 3.94m)

A large formal dining room also accessed from the hallway with UPVC double glazed window enjoying the same pleasant aspect as the lounge, rear door, Parquet flooring, radiator, serving hatch to kitchen.

## SITTING ROOM

15'11" x 11'11" (4.85m x 3.63m)

A versatile third reception room having two UPVC double glazed windows, Parquet flooring, built-in cupboard, two radiators.

## KITCHEN

16'3" x 9'11" (4.95m x 3.02m)

Appointed with a generous kitchen range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven and gas hob, space for all other appliances, dual aspect UPVC double glazed windows, vinyl floor covering, radiator.

## UTILITY ROOM

9'2" x 8'2" (2.79m x 2.49m)

Having a further range of fitted base units, laminate work surfaces, stainless steel sink and drainer and tiled walls, plumbing down space for laundry appliances, tiled floor, UPVC double glazed window, pantry, rear door, radiator.

## REAR LOBBY

A recessed storm porch with log store and boiler room housing Ideal boiler and hot water tank.

## FIRST FLOOR

### LANDING

A spacious landing area with built-in store cupboards, UPVC double glazed window, radiator and stair access to the loft.

### BEDROOM ONE

15'10" x 13'10" (4.83m x 4.22m)

A large bedroom area having front and side UPVC double glazed windows, the front providing a fine aspect over Derbyshire



countryside, built-in wardrobes, two radiators.

### **BEDROOM TWO**

**13'7" x 12'11" (4.14m x 3.94m)**

A further double bedroom also having a front facing UPVC double glaze window with views, built-in wardrobes, radiator.

### **BEDROOM THREE**

**15'11" x 11'3" (4.85m x 3.43m)**

A third large double bedroom having 2UPVC double glazed windows, corner sink unit, built-in wardrobes, two radiators.

### **BEDROOM FOUR**

**9'11" x 9'3" (3.02m x 2.82m)**

A smaller yet still generous fourth bedroom having a UPVC double glazed window, corner sink unit, built-in wardrobes, radiator.

### **BATHROOM**

**9'11" x 6'6" (3.02m x 1.98m)**

Appointed with a bath and an electric shower over, shower screen and tiled walls, pedestal wash hand basin, UPVC double glaze window,

built-in cupboard, vinyl floor covering, radiator.

Separate WC appointed with a low-level WC and corner wash hand basin, UPVC double glaze window, radiator.

### **OUTSIDE**

Set back from Hob Hill lane this large detached property enjoys a deep secluded frontage with pleasant lawned front garden, long driveway leading to a parking area with garage. There is an enclosed rear courtyard garden with patio and lawn.

### **GARAGE**

**16' x 8'8" (4.88m x 2.64m)**

Main up and over door, personal side door, window, power and light.

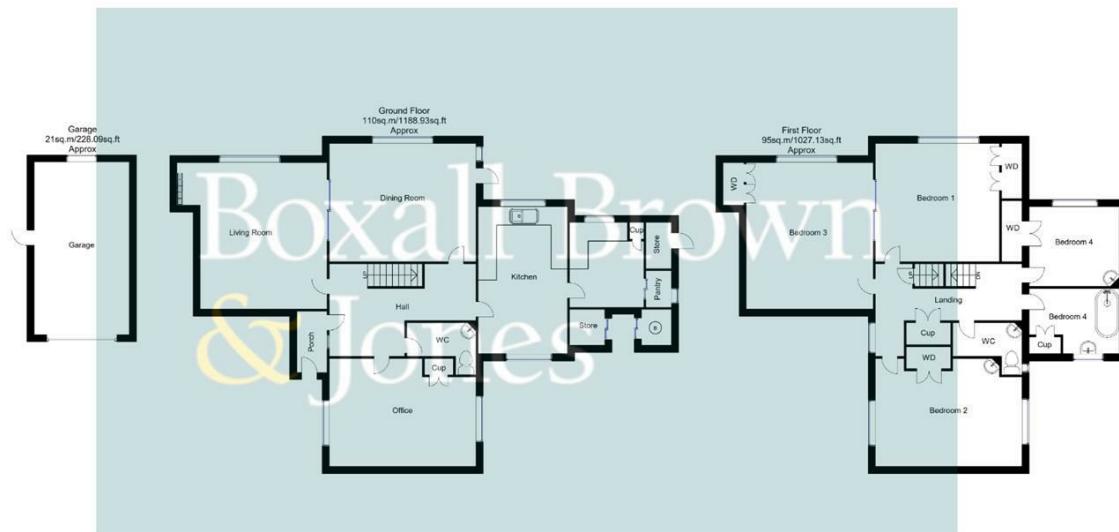




## Road Map



## Floor Plan



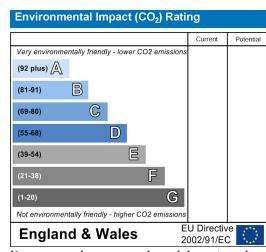
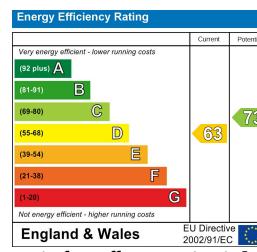
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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