



13 SMITHY CLOSE, PARWICH, DE6 1QT
PRICE: OFFERS AROUND £315,000

DESCRIPTION

Situated within the heart of the highly sought after Peak Park village of Parwich, this two double bedroomed stone-built cottage style property backs onto open countryside.

The accommodation briefly comprises entrance hall, sitting room with log burner, dining kitchen opening into the conservatory, two double bedrooms and shower room.

Externally there is allocated parking and a terraced rear garden backing onto open fields.

The property has oil fired central heating and upvc double glazing.

Parwich is an idyllic village with Village Inn & Shop, Village Green, Church, Primary School and Royal British Legion Club. There are delightful walks/footpaths from the property and the village is also on the route of the Limestone Way.

ACCOMMODATION

A timber front entrance door opens into the

Entrance Porch with quarry tiled floor, wall mounted oil fired central heating boiler, partially glazed rear entrance door and door opening into the

Sitting Room 4.79m x 3.53m (15'9" x 11'7") with front and rear aspect upvc double glazed windows, radiator, feature fireplace with inset wood burning stove, staircase leading to the first floor and opening into the

Dining Kitchen 4.79m x 2.94m (15'9" x 9'8") comprising a modern range of wall and base units and drawers with integrated Hotpoint double oven and Hotpoint four ring electric hob with Bosch extractor hood above. Work surface with inset sink and drainer unit, tiled splashback, space for three appliances with plumbing for a washing machine and dishwasher. Two front aspect upvc double glazed windows, tiled flooring and radiator. French doors open into the

Conservatory 2.78m x 2.54m (9'2" x 8'4") having tiled flooring, upvc double glazed windows and French doors opening onto the rear garden.

First Floor Landing with access to the roof space, radiator and front aspect upvc double glazed window. Doors lead to both bedrooms and the shower room.

Bedroom One 3.79m x 2.54m (12'5" x 8'4") with in-built cylinder cupboard and storage. Radiator and rear aspect upvc double glazed window overlooking the rear garden and open countryside beyond.

Bedroom Two 2.94m x 2.76m (9'8" x 9'1") with radiator and rear aspect upvc double glazed window with similar views to bedroom one.



Shower Room 1.93m x 1.90m (6'4" x 6'3") having a shower cubicle with mains control shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled flooring, front aspect upvc double glazed window and heated towel rail.

OUTSIDE

To the front of the property there is an allocated parking space, fore-garden with stone boundary wall and decorative box hedging, outdoor tap and enclosed oil tank.

To the rear of the property there is a patio with timber shed and greenhouse. A few steps lead up to a raised patio seating area with planted borders and further steps lead to an enclosed lawned garden well stocked borders and boundary fencing backing onto open fields.

SERVICES

It is understood that mains electricity, water and drainage are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING E

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2884





GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5/2025

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.