



COUNTRY
HOLMES

9 Hunters Lane, Simmondley

£475,000

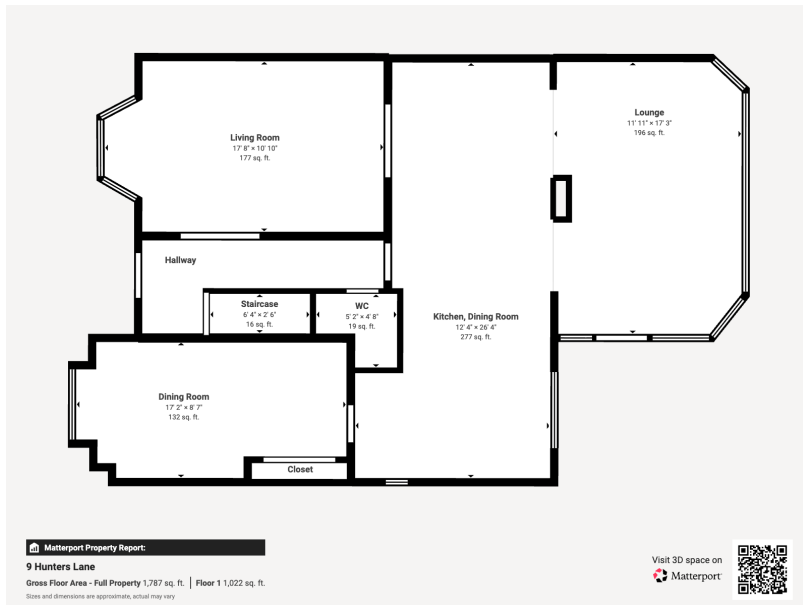
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- Exceptionally well-presented detached family home
- Highly sought-after Edgerton development
- Modern fitted dining kitchen with integrated appliances
- Elevated position with countryside views
- Master bedroom with fitted wardrobes and en-suite
- Spacious four-bedroom accommodation
- Stunning large orangery ideal for entertaining
- Versatile additional reception room/home office/ground floor bedroom
- South-easterly facing rear garden with patio areas
- Sought after location in Simmondley



An exceptionally well-presented four-bedroom detached family home situated in a highly sought-after location on the popular Edgerton development. Offering spacious and versatile accommodation throughout, the property features a stunning orangery, modern dining kitchen, multiple reception rooms, generous south-easterly facing gardens, and extensive off-road parking. Conveniently located close to local amenities, excellent transport links, and the beautiful Peak District National Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	