



The Moor
Dale Abbey, Derbyshire DE7 4PL

£750,000 Freehold

A UNIQUE FOUR BEDROOM, THREE
BATHROOM SEMI DETACHED HOUSE SET
WITHIN GROUNDS OF CIRCA 1.25 ACRES
IN THIS DESIRABLE DERBYSHIRE VILLAGE
LOCATION.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS UNIQUE UP TO FOUR BEDROOM, THREE BATHROOM SEMI DETACHED HOME POSITIONED WITHIN GROUNDS OF CIRCA 1.25 ACRES IN THIS DESIRABLE DERBYSHIRE VILLAGE LOCATION.

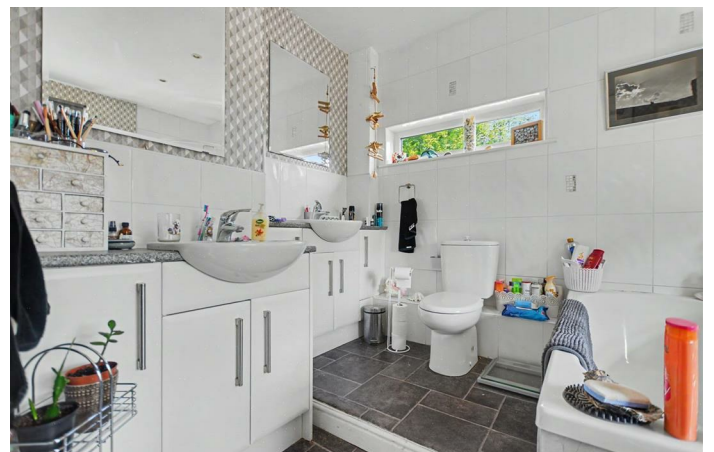
With accommodation split over the main house and adjoining self contained annex comprising side entrance, ground floor WC, utility room, kitchen, lounge, side lobby and study/third bedroom to the ground floor of the main building. The staircase rises to the first floor double bedroom and four piece bathroom suite and a further staircase rises to the top floor second bedroom with en-suite shower room facilities. The adjoined self contained annex also comprises a glass entrance porch, kitchen diner with feature multi fuel burning stove, bedroom with en-suite, living room and conservatory.

Other benefits of the property include two combination boiler systems running each half of the two properties, double glazing, ample gated off-street parking, total grounds of circa 1.25 acres, useful brick outbuildings and side sheds, whilst being positioned in this secluded and sought after Derbyshire village location.

The property offers easy access to ample outdoor countryside and walking routes whilst also being conveniently located to nearby transport links such as the A52, M1, tram and train services.

We believe the property will be suited to a variety of different buying types, including those looking for a property with its own annex opportunities within a quiet, secluded and private location.

We highly recommend an internal viewing.



MAIN HOUSE

SIDE ENTRANCE

8'7" x 6'5" (2.64 x 1.97)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, useful cloaks storage cupboard, display shelving, loft access point. Personal access door into the annex living room. Doors to WC, utility and kitchen.

WC

Two piece suite comprising low flush WC and wash hand basin with glass style splashbacks, Velux roof window and tiled floor.

UTILITY

Plumbing for washing machine, space for tumble dryer, wall mounted double storage cabinet, Velux roof window, tiled floor, wall mounted gas fired combination boiler for central heating and hot water for the main house.

KITCHEN

12'5" x 11'4" (3.80 x 3.47)
The kitchen is equipped with a matching range of fitted Shaker-style base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Space for range cooker with extractor canopy over, further space for full height fridge/freezer, plumbing for slimline dishwasher, glass fronted crockery cupboards, Velux roof window, additional uPVC double glazed window to the side. Loft access point for storage purposes. Boxed-in consumer unit. Ample space for table and chairs, radiator. Panel and Georgian-style doors leading through to the side entrance and into the lounge.

LOUNGE

13'1" x 12'1" (4.00 x 3.69)
Door and turning staircase rising to the first floor, laminate flooring, chimney breast incorporating a log burning stove sat on a brick hearth and decorative brick inset, media points, radiator, double glazed window. Doors leading back through to the kitchen and through to the side lobby.

SIDE LOBBY

uPVC panel and double glazed entrance door from the front, useful understairs storage space with shelving. Door into the study/ground floor third bedroom.

STUDY/BEDROOM THREE

12'1" x 10'11" (3.70 x 3.35)
Double glazed windows to both the front and side, radiator.

FIRST FLOOR LANDING

Door and turning staircase rising to the top floor, radiator, double glazed window overlooking the forecourt and gardens. Doors to bedroom one and bathroom.

BEDROOM ONE

11'11" x 10'11" (3.65 x 3.34)
Double glazed windows to the side and rear making the most of the views over the gardens, radiator.

BATHROOM

12'1" x 9'8" (3.69 x 2.97)
Four piece suite comprising separate tiled and enclosed corner shower cubicle with glass screen and sliding shower doors with mains shower, bath with mixer tap, push flush WC and two separate wash hand basins with mixer tap and storage cabinets beneath. Double glazed windows to both the front and side (one with fitted blind), spotlights, radiator, wall mounted bathroom cabinet, tiled splashbacks, useful storage cupboard with shelving.

TOP FLOOR BEDROOM TWO

18'7" max x 12'0" (5.68 max x 3.68)
Double glazed window to the side enjoying views over the garden plot and countryside, decorative wood spindle balustrade, decorative beamed ceiling, eaves access point, radiator, range of fitted wardrobes to one wall.

EN-SUITE

6'10" x 4'2" (2.09 x 1.28)
Three piece suite comprising walk-in tiled shower cubicle with glass screen and foldaway shower door with electric shower, wash hand basin and push flush WC. Partial tiling to the walls, wall mounted bathroom cabinet, Dimplex fan, extractor, wall light point.

ANNEX

GLASS LOBBY

11'5" x 6'0" (3.50 x 1.85)
Double glazed with pitched glass roof, double glazed windows to both side, tiled floor, uPVC panel and double glazed entrance door. uPVC double glazed French doors then lead through to the conservatory. uPVC panel and double glazed door also provides access into the kitchen diner.

KITCHEN DINER

19'2" x 9'9" (5.86 x 2.98)
The kitchen area comprises a matching range of Shaker-style fitted base and wall storage cupboards and drawers, with roll to work surfaces incorporating porcelain one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for washing machine, integrated fridge/freezer and dishwasher. Wall mounted gas fired combination boiler for central heating and hot water, ample space for dining table and chairs, feature multi-fuel burning stove with additional gas point (if required), double glazed windows sit to the front, rear and side (all with fitted blinds), radiator, spotlights, tiled floor, loft access point. Doors lead back through to the glass porch and through to the bedroom area.

BEDROOM

13'4" x 10'6" (4.07 x 3.21)
Double glazed window overlooking the garden (with fitted blind), radiator, spotlights, range of fitted bedroom furniture including wardrobes and overhead storage cupboards, additional walk-in wardrobe with hanging rail. Personal access door leads into the en-suite.

EN-SUITE

6'4" x 4'11" (1.95 x 1.52)
Modern white three piece suite comprising separate tiled shower cubicle with glass screen and sliding glass shower door with mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls and floor, spotlights, extractor fan, chrome ladder towel radiator, Velux roof window.

LIVING ROOM

18'1" x 15'6" (5.53 x 4.73)
Two double glazed windows to the front, two radiators, coving, media points and loft access space. Under the carpet is parquet flooring.

CONSERVATORY

11'1" x 10'7" (3.39 x 3.23)
Brick and double glazed construction with pitched glass ceiling, double glazed windows to all sides, central heating radiator, tiled floor, uPVC panel and double glazed French doors leading through to the glass pitched porch and further Georgian-style panel and glazed doors lead through to the living room with decorative exposed brickwork and archway surrounding.

OUTSIDE

The property sits on a total plot size of circa 1.25 acres and consists of various spaces and sections including a gated gravel driveway providing off-street parking for several vehicles incorporating turning space, outside water tap, power points and security light. The driveway opens out to a spacious shaped block paved patio seating area (ideal for entertaining) which then provides access into both the main building and annex. This also opens out to the main part of the garden which offers an extensive lawn with planted beds, borders and rockery, incorporating a vast array of bushes, shrubs, trees, plants, hedgerow and conifers to the boundary line, along with two glass greenhouses and vegetable patch. To the rear of the garden plot, there is a picket style fence and pedestrian gate leading to an enclosed lawned garden with fruit trees, timber storage shed and further double gates providing access from The Moor. In addition, there is also a further enclosed garden space to the rear with picket fence and matching pedestrian gate leading to two separate lawn sections separated by a paved pathway enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. This area incorporates three timber storage sheds, log store, vegetable patch and greenhouse. Furthermore, to the front of the building, there is access to three useful brick outbuildings with a mixture of power, lighting and water to the wash house, along side three further timber storage sheds, water tap and dog shower.

DIRECTIONS

Upon entering Dale Abbey via Potato Pit Lane and Moor Lane, via right at the turn in the road onto The Moor and follow the road to the left looking for the signpost of "Fordside" where the property can be found on the left hand side identified by our For Sale board.

AGENTS NOTE

The entrance to the property from The Moor, there is access from the neighbouring property down the lane which leads past both the timber storage sheds and brick outbuildings.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.