


**Viewings**  
 Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

**Vendors Comments**  
 It was a beautiful place to grow up, with lots of adventures to be had in the woods.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**The Firs, 54 Sutton Spring Wood, Calow, S44 5XF**

Asking price £650,000

- Three bedroom detached bungalow
- Set within approx 6 acres of beautiful woodland
- Detached garage with an inspection pit
- Biomass boiler, log burner and solar panels
- A hub for wildlife
- Panoramic views
- Parking for multiple cars
- Spacious kitchen diner
- Fantastic links to the M1 gateway
- EPC Grade = C

# 54 Sutton Spring Wood, Calow S44 5XF

Residing within a PICTURESQUE WOODLAND is this Three bedroom property with approx 6 ACRES of well established land A SWEEPING DRIVEWAY leads to the DETACHED BUNGALOW and an ARRAY OF OUTBUILDINGS, one of which was previously used as a extra large DOUBLE garage and has a CAR INSPECTION PIT. The property itself would be attractive to the ECO CONCIOUS with a BIOMASS BOILER and SOLAR PANELS

Accessed via a lane from Hassocky Lane, the property is perfectly suited to commuters who want to enjoy a RURAL LIFESTYLE while benefiting from excellent links to the M1 gateway.

Property briefly comprises of , Entrance Hall, Lounge, spacious kitchen diner, Three bedrooms and a family bathroom with separate W.C. Externally there is a detached double garage, greenhouses and other outbuildings. A large 360 degree garden leads down to your private woodlands.

Offered to the market with NO UPWARD CHAIN.

EPC Grade = C



Council Tax Band: E

