

Fernlea Drive, Linton, Derbyshire, DE12 6QR
£365,000





**** IMMACULATE FAMILY HOME WITH LANDSCAPED GARDEN **** OPEN VIEWS TO THE FRONT **** This is an impressive detached property offering a hall and guest cloakroom, lounge, open plan living and dining kitchen with doors onto the garden and a utility room. Four first floor bedrooms, en suite shower room and a bathroom. Front and rear gardens and a long drive to a single garage.

HALL

Entrance door into the hall with stairs to the first floor, radiator and door to -

CLOAKROOM

Low flush wc, wash hand basin, radiator.

LOUNGE

16'9" x 11'1"

Upvc double glazed window to the front and a radiator.

L'SHAPE LIVING & DINING KITCHEN

10'0" x 22'8"

Fitted wall mounted base and drawer units with work surfaces, breakfast bar and sink and drainer unit. Fitted oven and hob. Integrated dishwasher, upvc double glazed windows to the front and side, radiator and double doors onto the garden.



UTILITY ROOM

8'7" x 5'4"

Fitted units with work surface, plumbing and space for washing machine, space for a fridge freezer door the garden.

FIRST FLOOR LANDING

Upvc double glazed window to the front with open views.

BEDROOM 1

11'3" x 11'3"

Wardrobes, radiator and upvc double glazed window.

EN SUITE

6'6" x 5'6"

Shower, low flush wc, wash hand basin, radiator.

BEDROOM 2

10'4" x 9'3"

Upvc double glazed window and radiator.

BEDROOM 3

11'3" x 9'3"

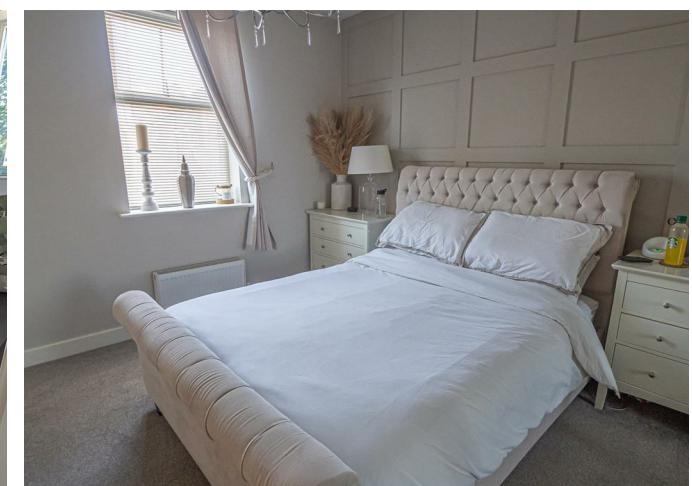
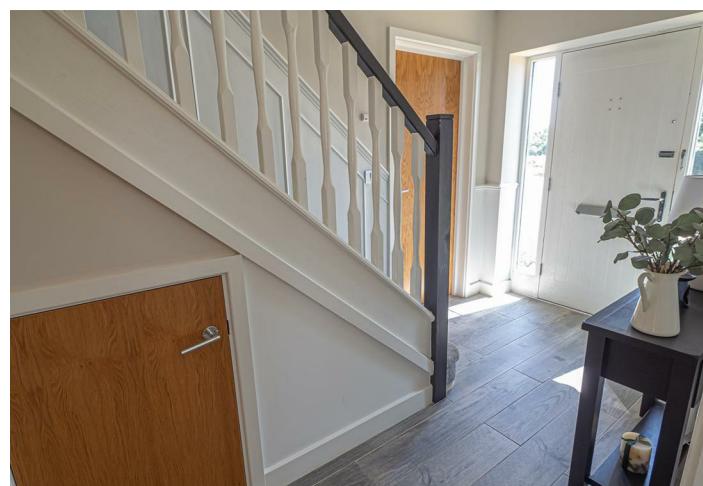
Upvc double glazed window and radiator.

BEDROOM 4

7'4" x 10'5"

Upvc double glazed window and radiator.







BATHROOM

10'2" x 7'6"

Panel enclosed bath with a shower over, low flush wc, wash hand basin and radiator.

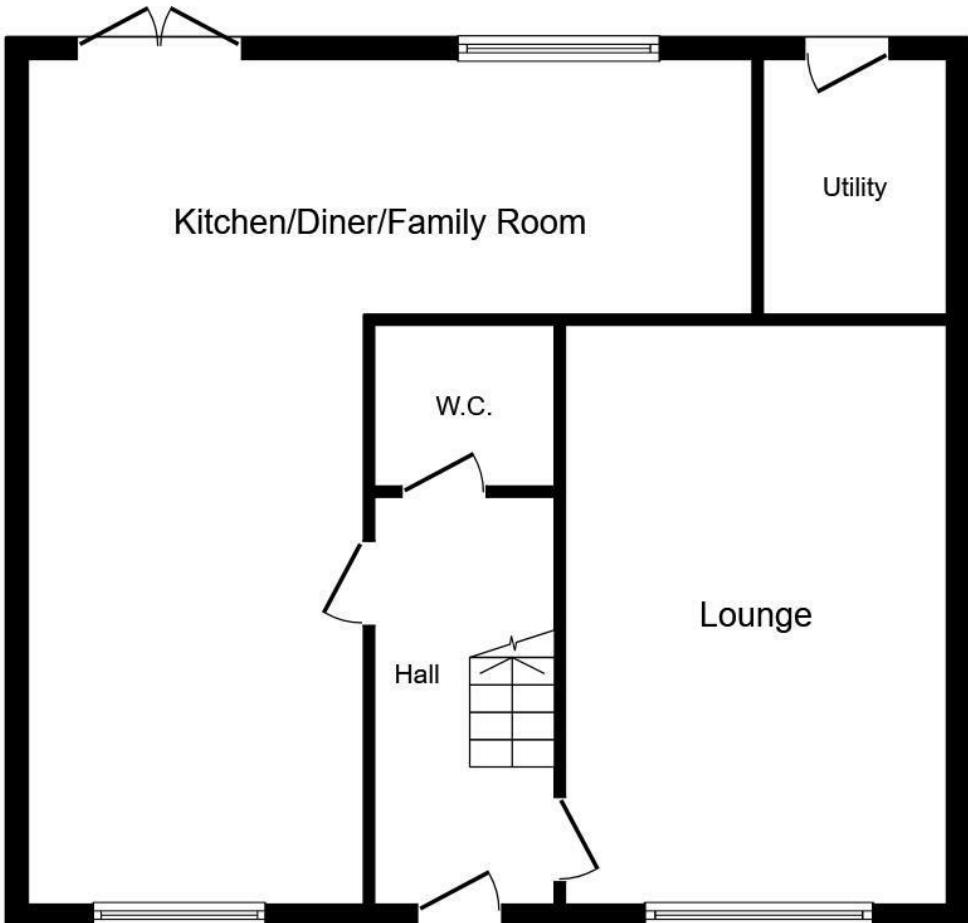
OUTSIDE

Front lawn and long drive to a single garage. Side gated access to the enclosed rear garden offering artificial lawn, paved and decked seating areas.

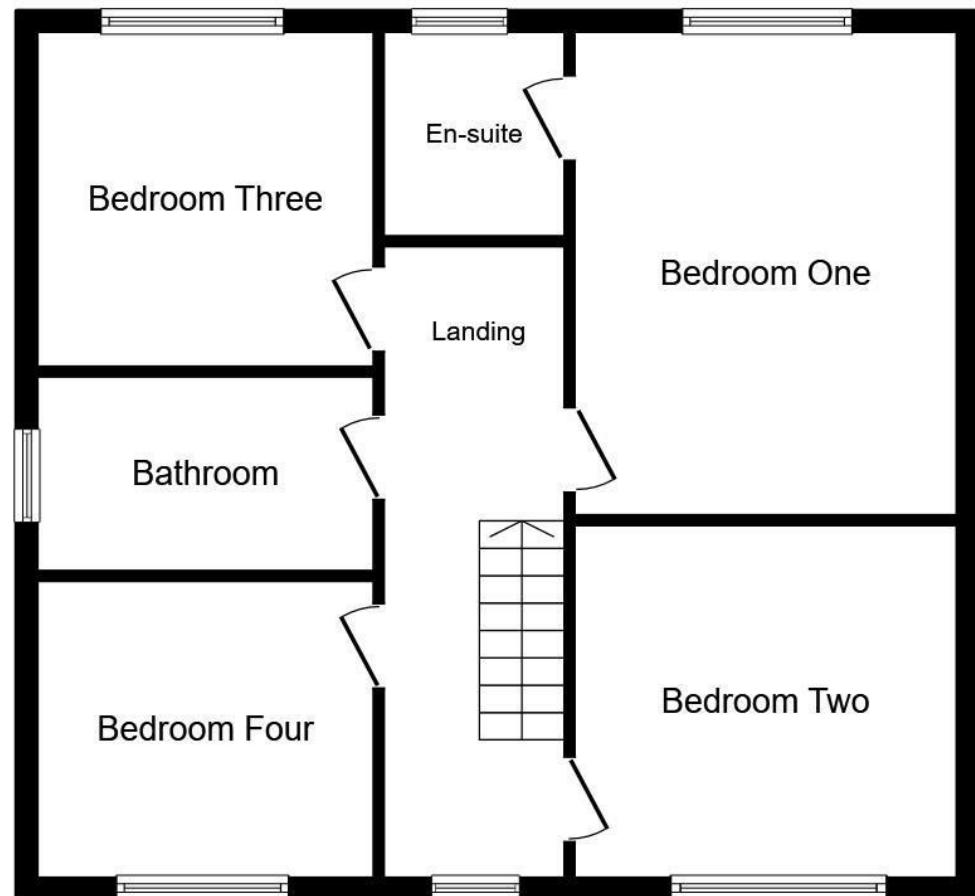






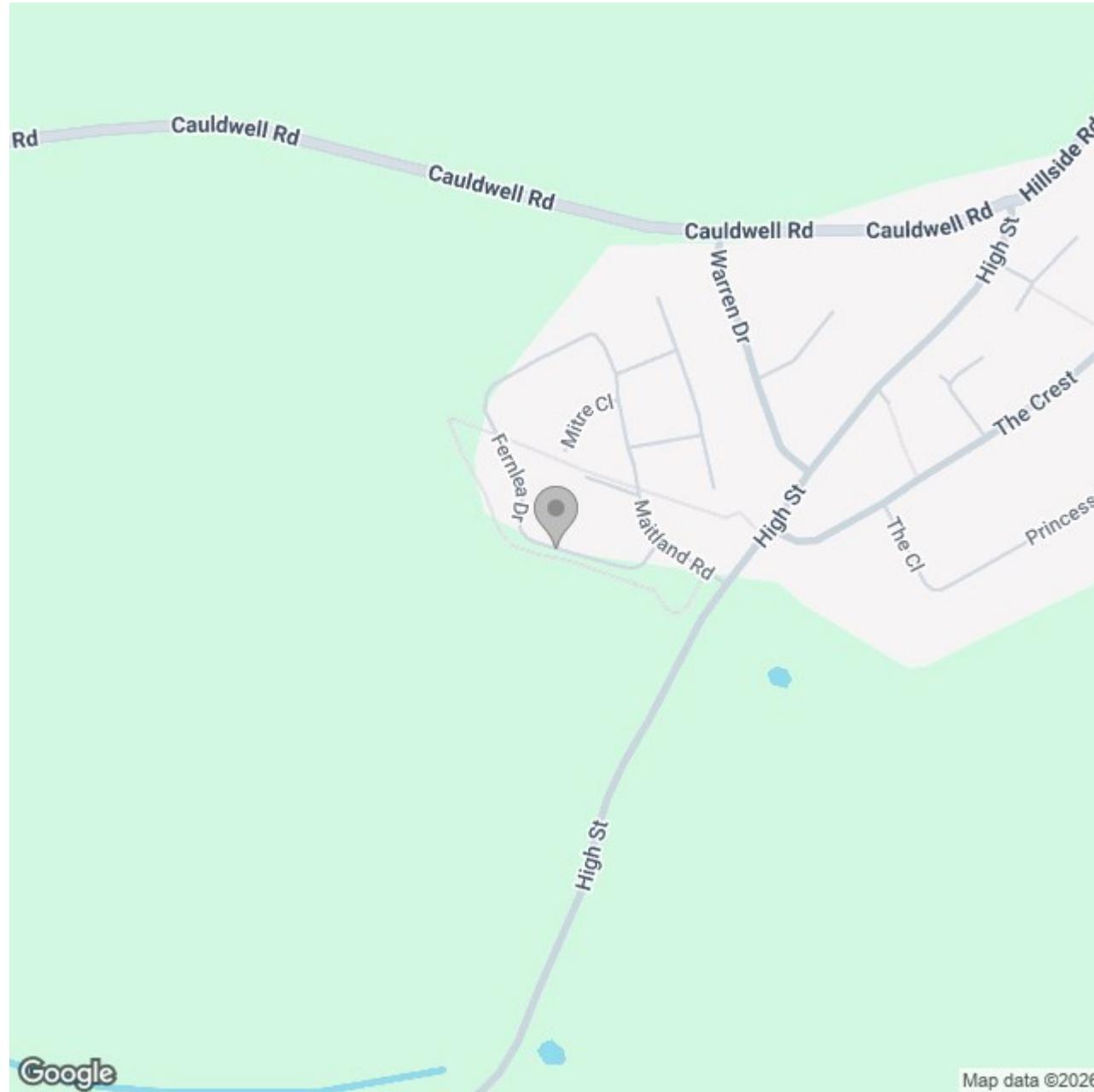


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	