Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

30 Top Hagg Lane, Fritchley, Belper, DE56 2HJ

£1,100,000

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An impressive contemporary family home enjoying an elevated position with stunning panoramic views. The quality five bedroom property is individually styled offering open plan upside living. South facing sun terraces with generous garden and double garage. Situated in a quiet location within the popular village of Fritchley. Viewing is essential to appreciate the lifestyle on offer.

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The beautifully presented contemporary home offers generously proportioned open plan living with two full length sun terraces bringing the outside in. The naturally light and spacious accommodation comprises an entrance hallway with guest WC. An impressive open plan De Vol kitchen with Smeg integrated appliances and dual height ceiling with gallery, open into a dining hallway with multifuel stove and sitting room all having French doors opening on to the larch sun terrace and enjoying far reaching countryside views. There is a rear lobby with a useful utility room and stairs off.

To the first floor there with a relaxing lounge currently used as a music room having a gallery over the kitchen area and double doors open onto the balcony. The principal bedroom suite has a luxury en-suite bathroom, walk-in wardrobe, dressing area and French doors open onto the upper veranda, perfect for relaxing and enjoying the stunning views.

To the lower ground floor there is a luxury shower room, four generous double bedrooms, one with en-suite and three of the rooms having access to the lower terrace.

There is gas central heating and a combination of under floor heating fired by a boiler, quality UPVC double glazed black framed windows, French doors and sliding patio doors with a traditional Accoya hardwood entrance door to the front. There is a security alarm system with CCTV and solar panels, which supply electricity and ensure the property is energy efficient. There is mains gas, electric and water supply with septic tank sewerage.

Externally the property is approached via electronic gates onto the tarmac driveway, providing ample off road parking with hard standing and a double detached garage. The property has a larch wood sun terrace, which wraps around the ground floor accommodation providing a sunny entertaining space. Steps lead to a lower terrace, which offers access from the bedrooms, perfect for relaxing. The generous garden is tiered, being mainly laid to lawn with various seating areas, built into the levels and a barbeque area.

Situated in an idyllic location, benefitting from an elevated position adjacent to open countryside with far reaching countryside views. Fritchley is a sought after village with primary school, village pub, being close to Crich with many excellent local amenities and within walking distance of Ambergate railway station. Having easy access to Derby and

Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

An oak framed open storm porch with a half glazed accoya hardwood entrance door allowing access.

ENTRANCE HALLWAY

A welcoming space with handmade quarry tiled flooring with under floor heating, feature exposed brick wall, a range of coat hanging and black UPVC crittal style windows.

GUEST WC

Having patterned tiled flooring with under floor heating, low flush WC and a bespoke sandstone wash hand basin with polished copper piping and taps, matching splash back tiling, automatic lighting and an extractor fan.

KITCHEN

20'3 x 13'1 (6.17m x 3.99m)

Comprehensively appointed with a range of classic English shaker style deVol units painted in lead grey colour. There are base cupboards, drawers, open shelving, larder unit, glazed display cabinets and a generous central island with Carrara marble work surface extending into a breakfast bar and incorporating a double Belfast sink with antique brass mixer taps and pendant lighting. Integrated appliances include a Smeg range cooker with three electric ovens, warming oven and an eight ring gas hob with extractor hood, dishwasher, space for a fridge freezer and a recycling unit. There is polished concrete flooring with under floor heating, double height ceiling with gallery above and a high level window, which floods the room with natural light, UPVC black framed double glazed windows to the front and double doors to the side with full height windows provide access to the sun terrace. Having a multifuel cast iron stove with a flagstone hearth and chimney. Open into :

DINING HALLWAY
12'11 x 11'5 (3.94m x 3.48m)
Having matching concrete flooring with under floor heating, painted beams to the ceiling, UPVC black framed window to the side enjoying views and fitted with a window seat.

STUDY
12'11 x 9' (3.94m x 2.74m)
Black crittal style UPVC sliding doors allow access to the sun terrace, decorative half panelling, ceiling rose and a UPVC double glazed window enjoys the open views.

SITTING ROOM
20'3 x 13' (6.17m x 3.96m)
Reclaimed double doors are fitted in a sliding barn style opening. The room has vintage styling with feature exposed brick wall and reclaimed timber flooring. A flagstone hearth has an Aga log burning stove with chimney feature and an ornate period mantel shelf, twin column radiators, dual aspect floor to ceiling UPVC black framed windows provide far reaching views and French doors open onto the terrace.

REAR HALLWAY
Having Coir mat flooring, decorative balustrade, built-in understairs cupboard providing shelving, high level window to the side and stairs lead off to the lower ground floor and first floor principal bedroom suite.

UTILITY ROOM
8'9 x 4'10 (2.67m x 1.47m)
Fitted with grey base cupboards with wood block work surface incorporating a porcelain double Butlers sink with mixer taps, UPVC double glazed window to the side, plumbing for a washing machine, space for a tumble dryer, decorative tongue and groove panelling, solid oak flooring, inset spot lighting and a radiator. The wall mounted boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR
A painted stair case climbs to :

LOUNGE
12'11 x 11'5 (3.94m x 3.48m)
Currently used as a music room with an open gallery from the kitchen below with painted balustrade, polished floorboards, decorative panelling and a UPVC double glazed sliding patio door opens onto the upper balcony.

PRINCIPAL BEDROOM SUITE
20'5 x 24'3 (6.22m x 7.39m)
A generous light and bright space having dual aspect UPVC windows enjoying panoramic views in all directions with black framed UPVC French doors opening onto the upper balcony. There is solid reclaimed wooden flooring, decorative panelling, wall lights, twin radiators and a large walk-in wardrobe (8'3 x 5') with automatic lighting and reclaimed concertina doors open into the luxury ensuite.

ENSUITE
11'4 x 7'10 (3.45m x 2.39m)
Appointed with a four piece suite comprising a freestanding rolled top bath, double shower enclosure with thermostatic rainfall shower, low flush WC and a vintage wooden wash stand with a wash hand basin. There is complementary tiling, two skylight windows, patterned tiled flooring and decorative panelling.

LOWER GROUND FLOOR
Stairs lead from the rear hallway to :

LOWER LOBBY
There is coir flooring, an in-built linen store, radiator and UPVC window to the side. Doors open to four good sized bedrooms.

BEDROOM TWO
12'11 x 12''5 max measurements (3.94m x 3.66m'1.52m max measurements)
Having solid oak flooring, radiator, a built-in work station with shelving, in-built cupboards and cabinets provide excellent storage and a black frame crittall style sliding patio door opens to the side onto the lower balcony.

ENSUITE

7'9 x 6'5 (2.36m x 1.96m)

Appointed with a rolled top bath with mixer shower taps, wash hand basin on a vintage washstand with Carrara marble top and a low flush WC, UPVC double glazed window and washed oak effect flooring.

BEDROOM THREE

18'8 x 12'6 max measurements (5.69m x 3.81m max measurements)

A generous 'L' shaped double room with polished oak effect flooring, radiator, exposed brick feature wall, a range of shelving and an in-built cupboard providing storage.

BEDROOM FOUR

16'11 x 11'4 max measurements (5.16m x 3.45m max measurements)

An 'L' shaped room with black framed UPVC double glazed French doors opening onto the lower veranda to the rear enjoying views over Fritchley and its countryside.

BEDROOM FIVE

11'5 x 8'5 (3.48m x 2.57m)

Having a range of built-in wardrobes with hanging shelving and cupboards, oak effect flooring, radiator and a UPVC double glazed window to the side.

LUXURY SHOWER ROOM

8'1 x 5'6 (2.46m x 1.68m)

Beautifully appointed with a three piece suite comprising a double walk-in shower enclosure, low flush WC and a vintage wash basin with wall mounted period taps. Carrara marble effect tiling with real marble border, heated towel radiator, extractor fan, automatic inset spot lighting and stylish patterned tiled flooring.

OUTSIDE

On approaching the property there is a pedestrian gate and electronic sliding gates allow vehicle access to a tarmac driveway, which provides ample car parking and leads to a detached double garage. There is further cobbled hard standing space and a flagstone path leads to the oak framed storm porch.

GARAGE

22'3 x 20'3 (6.78m x 6.17m)

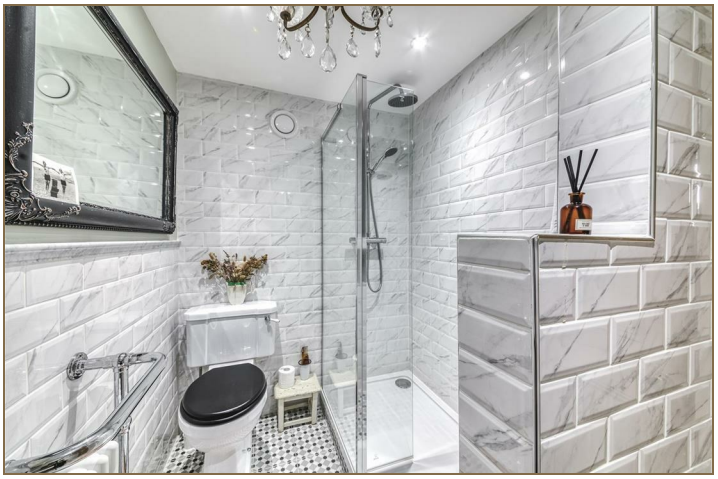
Having light, power and two timber double doors.

TO THE REAR

The generous outdoor space is tiered with steps leading to various sheltered seating areas. The property has two large sun terraces enjoying a southerly aspect and far reaching views, which wrap around the property, creating a perfect entertaining space with outdoor dining area and a quiet relaxation spot.

GARDEN

The tiered garden is mainly laid to lawn with established hedging, mature trees and high degree of privacy. There are discrete sheltered seating areas built-into the hillside enjoying the natural light from the southerly aspect and open views. A barbeque area is perfect for alfresco dining and enjoying an outdoor lifestyle.

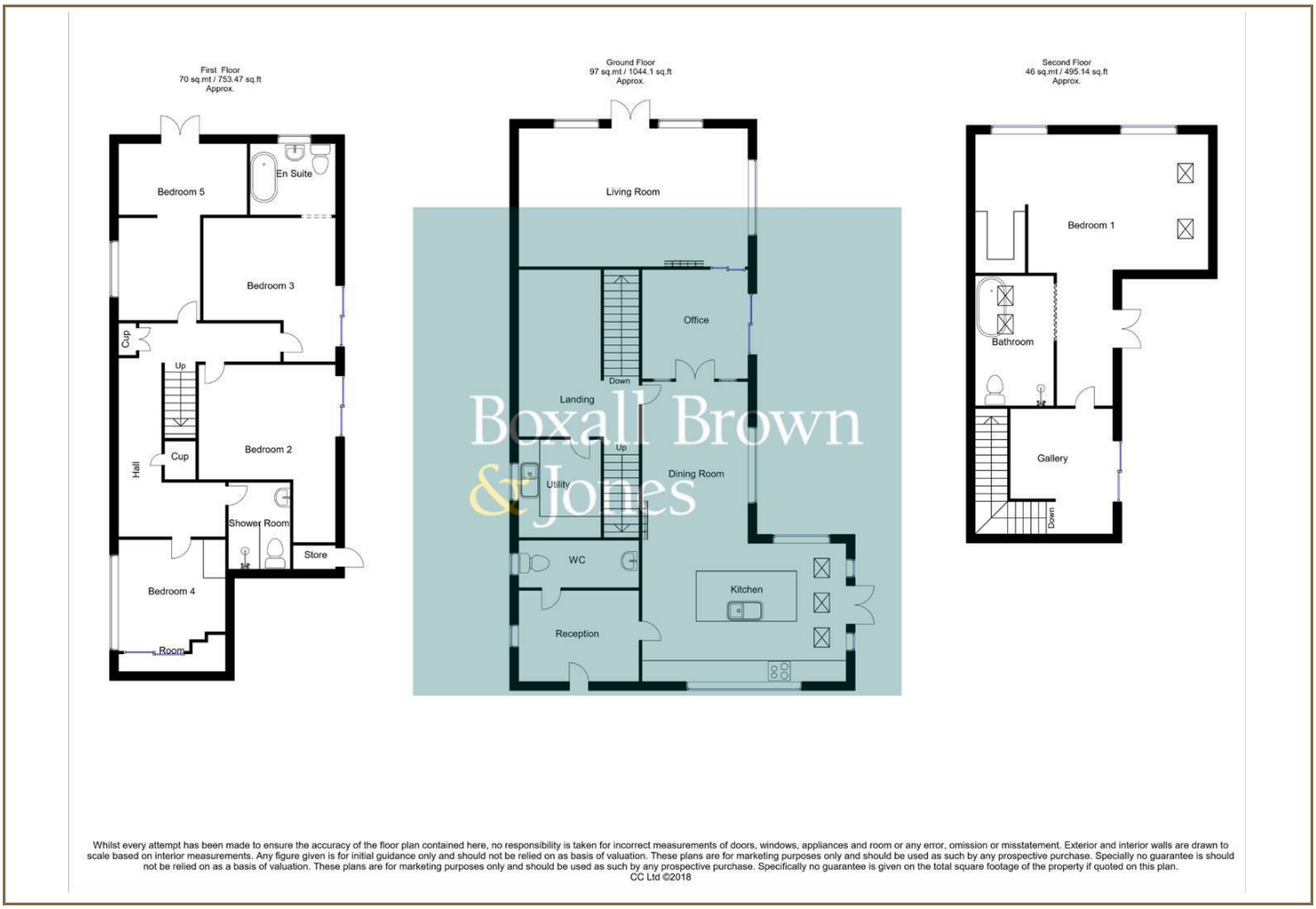


Road Map

Hybrid Map

Terrain Map

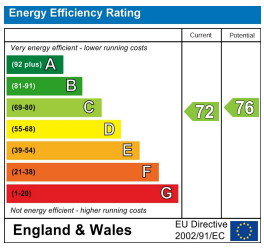
Floor Plan

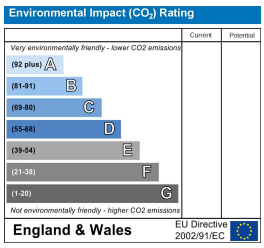


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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