



Sally Botham
ESTATES

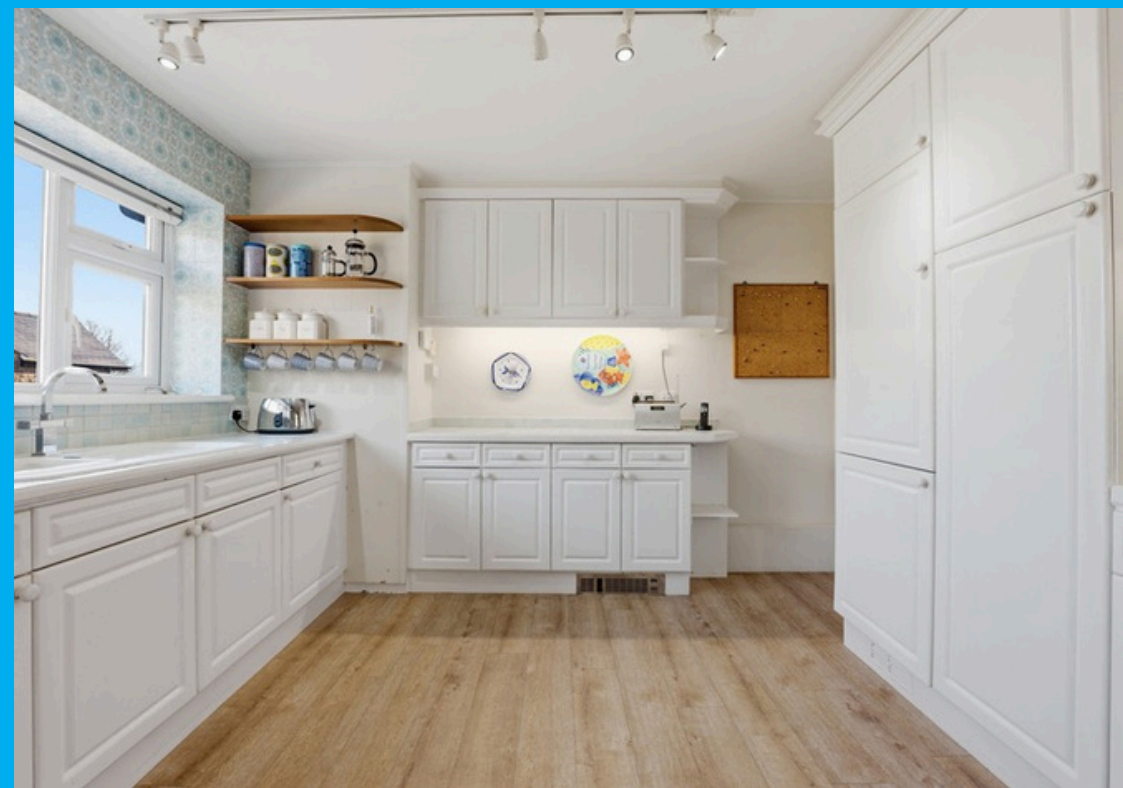
OVERBECK
Cripton Lane, Ashover, S45 0AW
£700,000



[CLICK HERE TO VIEW THE VIDEO TOUR](#)

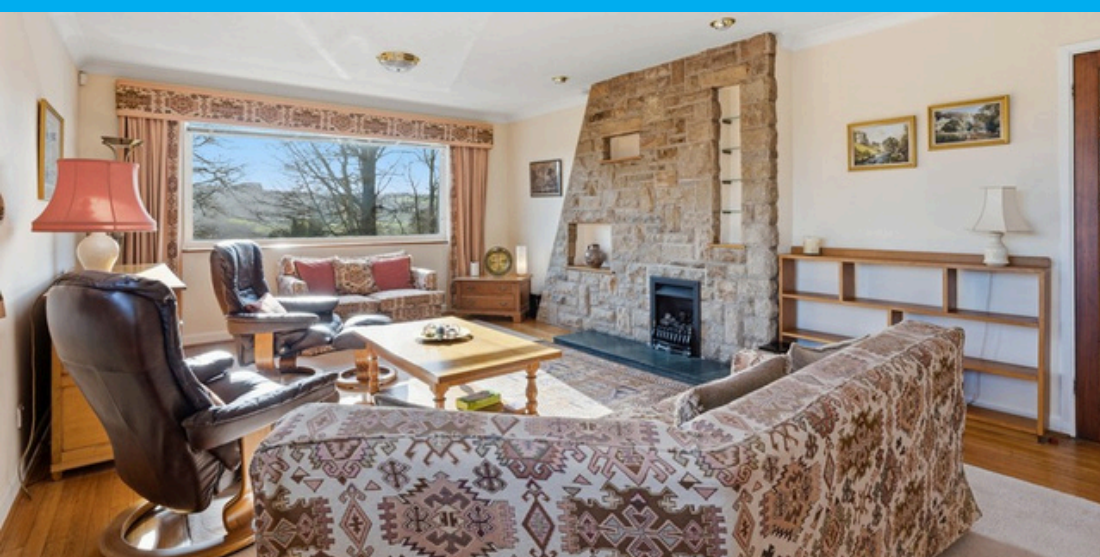














A superbly appointed and delightfully spacious dormer bungalow property – with a date stone of 1964 – ideally located within easy reach of the centre of the popular village of Ashover. Standing in well-maintained good-sized gardens with immaculately presented accommodation offering: five bedrooms, three bathrooms, spacious sitting room, dining room, and breakfast kitchen. There is driveway parking and an undercroft garage.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles), and is within easy commuting distance of Sheffield, Nottingham, and Derby.

Entering the property via a batten-style entrance door with overdoor light and a wing window, the door opens to:

ENTRANCE VESTIBULE

Having a front-aspect UPVC double-glazed picture window, enjoying views over the open countryside that surrounds the village. The room has feature exposed-stone walls, and a window seat with storage lockers beneath. A glazed door with floor-length sidelight panel opens to:

RECEPTION HALLWAY

A T-shaped hallway, having a staircase rising to the upper-floor accommodation, polished light oak flooring with an inset matwell, central heating radiator, and fitted open-display shelves. Doors open to:

SITTING ROOM

A delightfully light and spacious room with dual-aspect UPVC double-glazed picture windows, flooding the room with natural light and enjoying delightful views over the open countryside that surrounds the village. The room has a feature fireplace in natural stone with built-in display niches, and a raised hearth housing a living-flame gas fire. The room has polished light oak flooring, following through from the reception hallway. There are central heating radiators with thermostatic valves, a television aerial point.

BREAKFAST KITCHEN

A spacious kitchen with a side-aspect UPVC double-glazed picture window, and a rear-aspect window overlooking the garden. A stable-style entrance door opens onto the rear of the property. The kitchen is fitted with a good range of units, with cupboards and drawers beneath a tiled worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, open-

display shelves, broom cupboard, and larder cupboard. Beneath the worksurface is space and connection for a dishwasher. There is further space and connection within the room for a freestanding electric cooker with a cooker hood over. There is an integral fridge freezer. The kitchen has bench seating with space for a family breakfast table. There is a kick-space heater and central heating radiator with thermostatic valve.

DINING ROOM

Having a front-aspect picture window with fitted secondary glazing overlooking the garden, and with views through the trees to the open countryside beyond. The room has a central heating radiator with thermostatic valve.

From the hallway, a door opens to a cloak cupboard having hanging space and fitted storage shelving.

GROUND-FLOOR BATHROOM

A fully tiled room with a rear-aspect window with obscured glass. Suite with: panelled bath; vanity-style wash hand basin with storage cupboard beneath, fitted mirror and shaver point over; close-coupled WC; and tiled shower cubicle with Aqualisa mixer shower. The room has a central heating radiator, and an airing cupboard with slatted linen storage shelving.

BEDROOM ONE

With a side-aspect UPVC double-glazed window overlooking the garden, and a front-aspect picture window with secondary glazing, having similar views to the dining room. The room has a central heating radiator with thermostatic valve and a good range of built-in wardrobes providing hanging space and storage shelving. There are bedside drawers with a matching headboard, storage drawers, and dressing unit with knee-hole space.

From the hallway, a broad opening leads to:

INNER HALL

Illuminated by rooflights and having a central heating radiator, feature exposed-stone walls, and polished oak flooring following through from the reception hall. Doors open to:

BEDROOM TWO

With dual-aspect double-glazed windows, central heating radiator with thermostatic valve, and a range of fitted wardrobes with hanging space and shelving. There is a dressing table with knee-hole space and an illuminated mirror.

BATHROOM TWO

Being fully tiled and having rear-aspect windows with obscured glass. Suite with: panelled bath; semi-countertop wash hand basin with storage cupboards beneath and illuminated mirror over; dual-flush close-coupled WC. The room is illuminated by downlight spotlights, and there is a vertical architectural feature central heating radiator. There are built-in storage cupboards, and a worksurface, beneath which is a washing machine and tumble dryer that are included in the sale.

BEDROOM THREE

With a side-aspect UPVC double-glazed window overlooking the flagged terrace to the rear of the property. There are further rear-aspect windows. The room has a central heating radiator with thermostatic valve, and a range of built-in wardrobes providing hanging space and storage shelving.

From the reception hallway, an open-tread oak staircase rises to:

FIRST-FLOOR LANDING

Having access to eaves storage space, fitted open-display shelves, and doors opening to:

BEDROOM FOUR

A delightfully spacious room with a side-aspect dormer picture window, with views over the surrounding properties to the wooded hills that surround the village. The room has a central heating radiator with thermostatic valve, television aerial point, and built-in storage cupboard with hanging rail.

BEDROOM FIVE

A spacious room built into the shape of the roof. Having pine-clad ceiling, front-aspect Velux rooflight windows, and a further side-aspect gable-end window overlooking the gardens. The room has access doors into the eaves of the roof, where there is storage space. There is a central heating radiator with thermostatic valve. This bedroom would make an ideal work-from-home space, if not required as a bedroom. There is a telephone point with broadband facility.

WALK-IN WARDROBE

With hanging rail and fitted shelving.

EN SUITE BATHROOM

With a rear-aspect Velux window. Suite with: vanity-style wash hand basin with storage cupboards and drawers beneath; close-coupled WC; and tiled shower cubicle with Mira Event electric shower. There is a central heating radiator with

thermostatic valve.

OUTSIDE

The property is approached via a driveway providing off-road parking and giving access to the undercroft garage. Lying to the side of the property is a good-sized area of garden, mainly laid to lawn, enclosed by hedging and fencing and having borders well-stocked with a good variety of ornamental shrubs and flowering plants.

From the driveway, steps rise to an open veranda, giving access to the front door. To the side of the property, a stepped pathway rises through pebble borders to a flagged terrace, giving access to the rear entrance door. From the terrace, steps rise to a rockery border stocked with ornamental shrubs. Within the garden, there is an aluminium greenhouse. The property has outside lighting on PIR sensors and an outside water supply.

GARAGE

Accessed via a pair of traditionally-hung vehicular-access doors, this spacious undercroft garage has a side-aspect window, fitted storage shelving, power, and lighting. Sited within the room is the Baxi gas-fired boiler, which provides hot water and central heating to the property. To the rear of the garage is:

STORE ROOM

With hanging space, shelving, and a central heating radiator with thermostatic valve.

SERVICES AND GENERAL INFORMATION

- All mains services are connected to the property.
- For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
- For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'G'

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after descending Slack Hill, turn right after the Kelstedge Inn along the B6036 Ashover Road. After passing the converted chapel, turn left along Narrowleys Lane. Turn left at the T-junction where, after 200m, the property can be found on the right-hand side.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

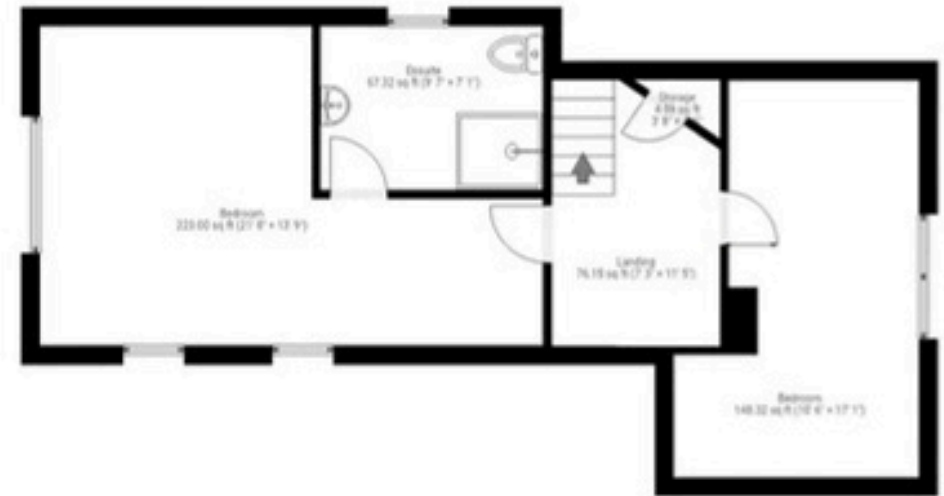
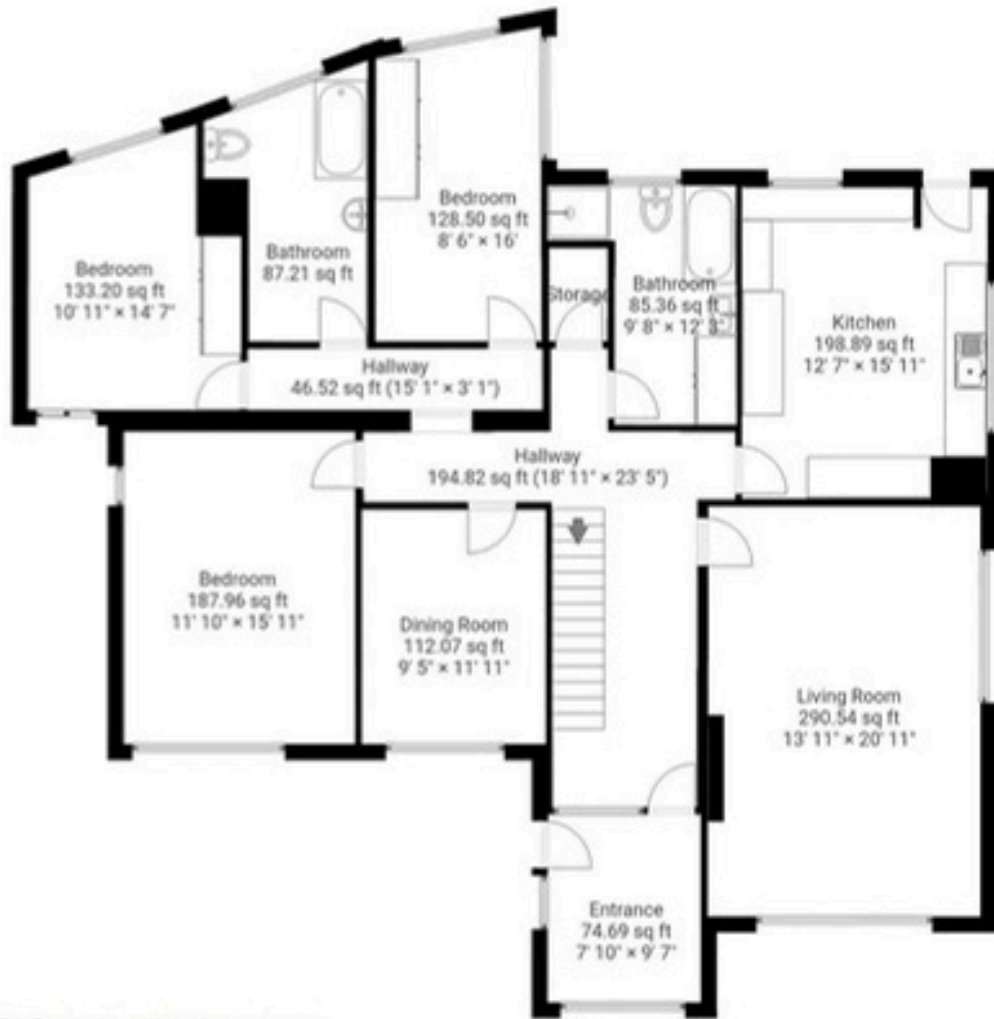
Overbeck, S45

DETAILS

Total area: 2072.15 sq ft

▼ **Ground Floor** TOTAL AREA: 1552.99 sq ft

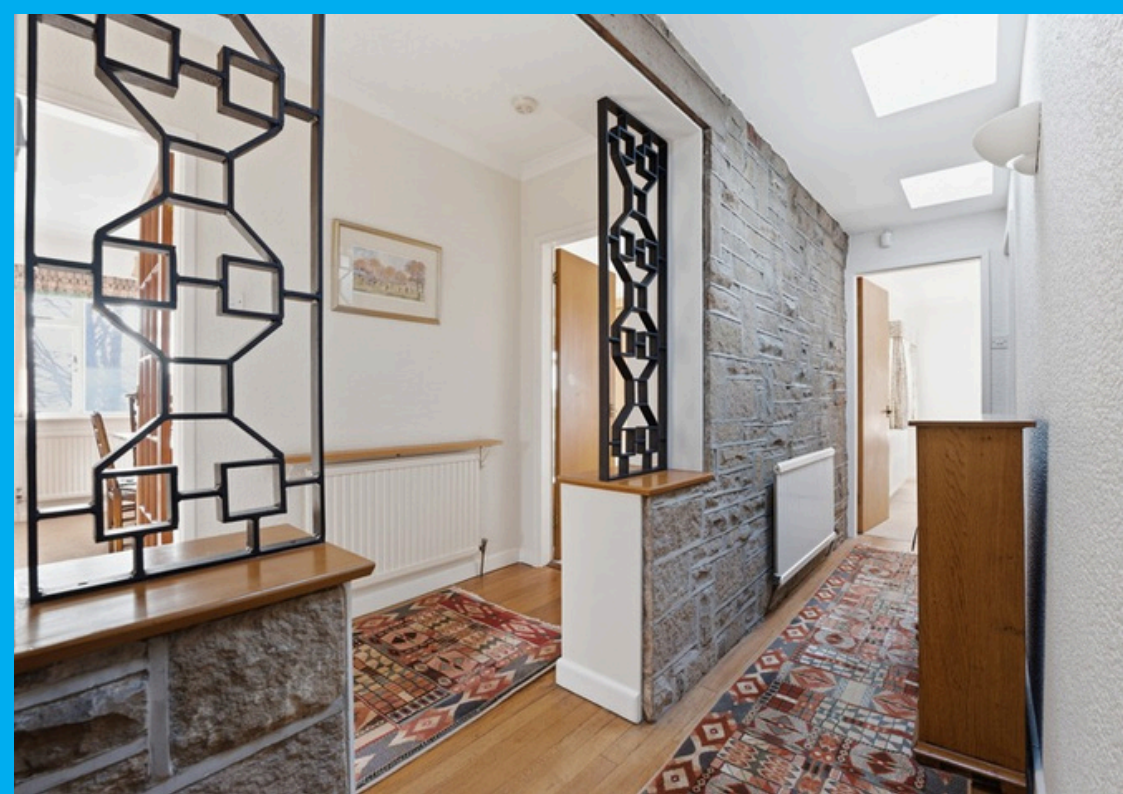
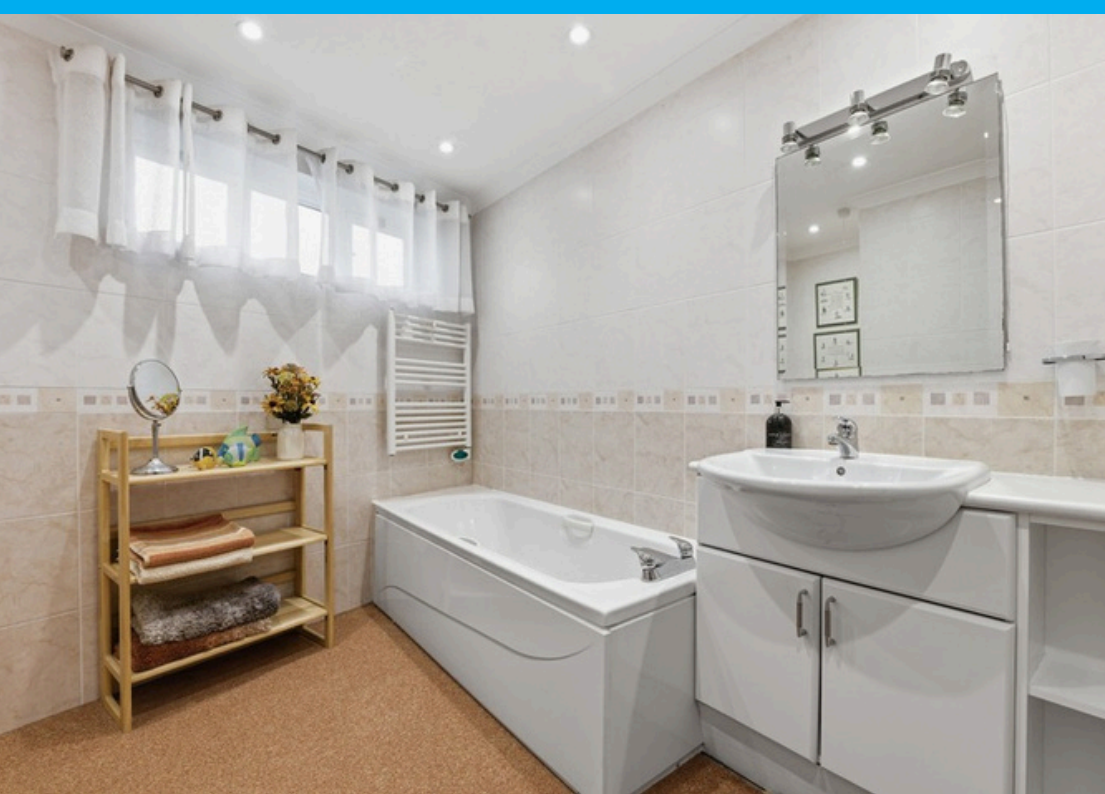
▼ **1st Floor** TOTAL AREA: 519.16 sq ft



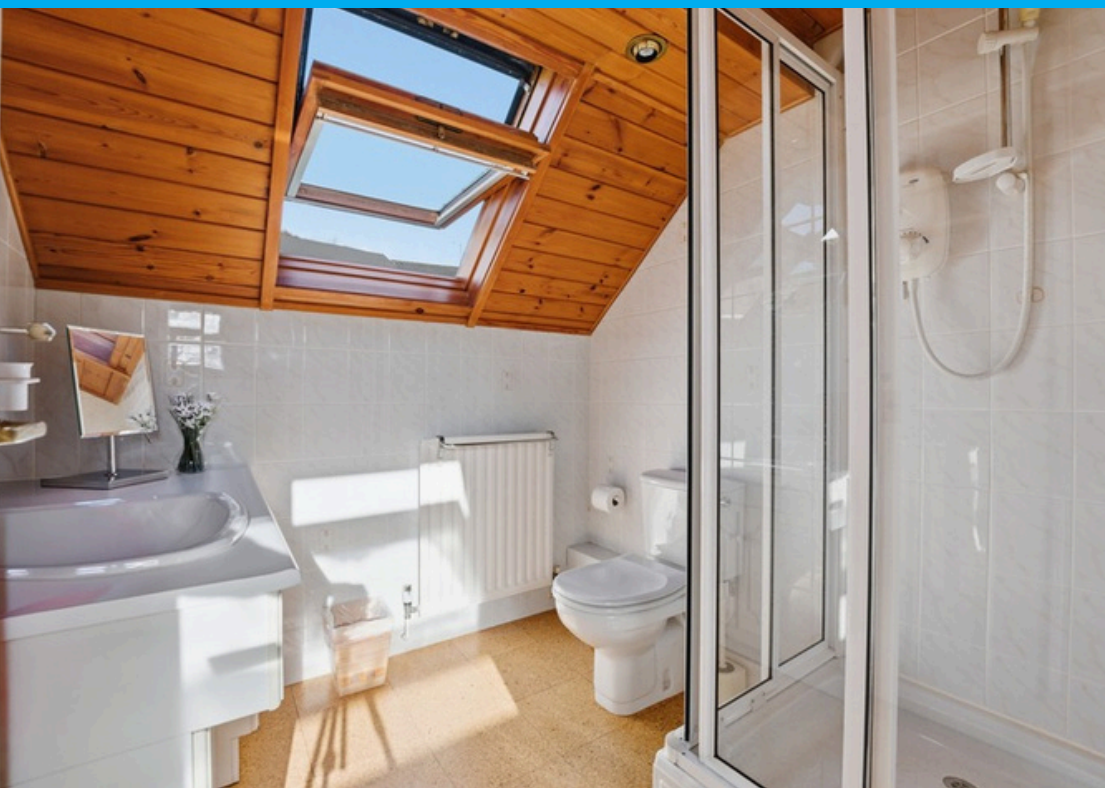
This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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