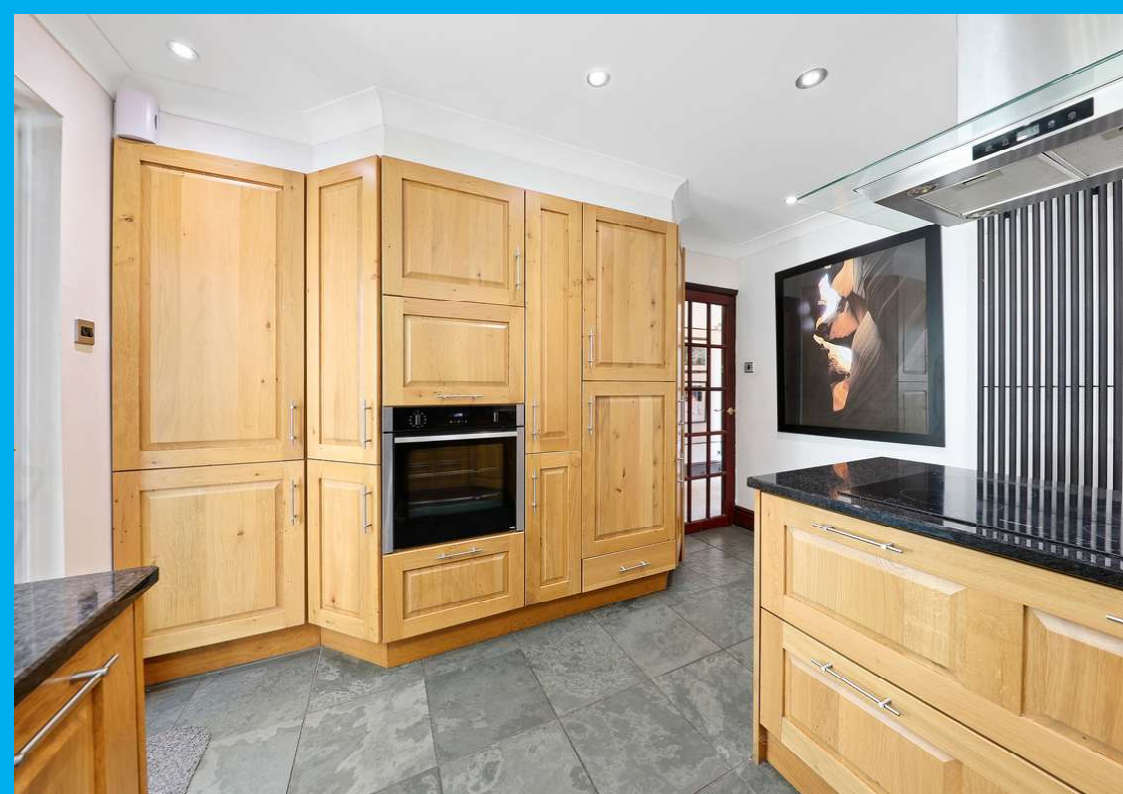




Sally Botham
ESTATES

THE HAMLET
Sitch Lane, Oker, DE4 2JP
£700,000







Ground Floor

Approx. 168.7 sq. metres (1816.3 sq. feet)



Total area: approx. 168.7 sq. metres (1816.3 sq. feet)

A well-presented, detached bungalow set in extensive mature gardens on the outskirts of the town, within easy reach of excellent amenities. Set in an idyllic, tranquil, rural position with superb far-reaching views, the accommodation offers: four double bedrooms; family bathroom; shower room; spacious sitting room; dining room; and fitted kitchen. There is a detached double garage and driveway providing off-road parking.

Entering the property via a fully-glazed woodgrain-effect UPVC entrance door with floor-length sidelight panels – the door opens to:

ENTRANCE PORCH

With dual-aspect windows and Velux rooflights, flooding the room with natural light. There are slate tiles to the floor with electric under-tile heating. A glazed UPVC door opens to:

KITCHEN

There is a UPVC borrowed-light window to the entrance porch, and a sun tube lending extra light to the kitchen. The room has slate tiles to the floor and a good range of units in light solid oak, with cupboards and drawers set beneath a granite worksurface with a matching upstand. The worksurface returns to form a peninsula island with an inset De Dietrich induction hob, over which is an extracted canopy that is vented to the outside. Set within the worksurface is a one-and-a-half-bowl undermounted stainless sink with a Quooker tap. Fitted within the kitchen is a Neff fan-assisted electric oven with a slide-away door, over which is a microwave space. There is an integral fridge-freezer, recycling bin drawer, and deep pan drawers. The room is illuminated by downlight spotlights and there is a contemporary vertical central heating radiator. A 15-pane glazed door opens to:

CENTRAL HALLWAY

Having a half-glazed door opening onto the gardens to the rear of the property. The hallway has contemporary tube central heating radiators, an access hatch into the loft space, and panelled doors opening to:

SITTING ROOM

A delightfully spacious room with double-glazed sliding patio doors with floor-length sidelight double-glazed panels, overlooking the gardens and enjoying superb views over the Derwent Valley and the town towards Riber Castle. The room has a hole-in-the-wall multi-fuel stove, and a side plinth with log storage. There are contemporary

vertical tube central heating radiators, wall and centre light points, and a point for a wall-mounted TV. A pair of glazed doors lead to:

DINING ROOM

Having dual-aspect UPVC double-glazed windows with views over the surrounding woodland. The room has a contemporary vertical tube central heating radiator with thermostatic valve, and a warm air vent from the multi-fuel stove in the sitting room. A 15-pane glazed door leads back to the kitchen.

From the central hallway, panelled doors open to:

BEDROOM ONE

With front-aspect UPVC double-glazed windows overlooking the garden and woodland to the front of the property. The room has a contemporary central heating radiator, built-in sliding-mirror-front wardrobes, and storage drawers.

BEDROOM TWO

Having rear-aspect double-glazed windows enjoying views over the garden and the town to the open countryside beyond. There is a built-in storage cupboard with hanging rail and shelf, a contemporary central heating radiator, and television aerial point.

BEDROOM THREE

Having rear-aspect double-glazed windows with similar views to bedroom two. The room has a central heating radiator, television aerial point, and a panelled door opening to a deep storage cupboard with a hanging rail and shelf.

BEDROOM FOUR

Again with a rear-aspect window overlooking the gardens and the far-reaching view. The room has a central heating radiator, and a BT Open Reach socket with broadband facility.

FAMILY SHOWER ROOM

Being fully tiled and having a ceramic tile floor, and a front-aspect window with obscured glass. Suite with: shower cubicle with a mixer shower with a monsoon rain head; contemporary wash hand basin set upon a marble top wash stand with storage cupboards beneath, and having a waterfall tap; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights, and there is a chrome-finished ladder-

style towel radiator. A pair of doors open to a utility cupboard with space and connection for an automatic washing machine and tumble dryer.

FAMILY BATHROOM

Being fully tiled with a polished granite floor and a front-aspect window with obscured glass. Suite with: spa bath with mixer taps; circular wash hand basin with pillar up, set upon a wash stand with a polished granite work surface; dual-flush close-coupled circular WC. The room has a chrome-finished ladder-style towel radiator, shaver point, downlight spotlights, and an extractor fan.

From the hallway, a pair of doors open to a deep storage cupboard, housing the Worcester combination LPG gas-fired boiler, which provides hot water and central heating into the property. There are slatted linen storage shelves.

OUTSIDE

The property is approached via a block-paved driveway, providing off-road parking for several vehicles, and giving access to the double garage. To the front of the property is an area of garden designed to be low maintenance, with slate chip borders interspersed with ornamental shrubs and flowering plants.

To the side and rear of the property is an extensive area of garden laid in terraces, with lawns and borders well-stocked with an exceptionally good variety of flowering plants, ornamental shrubs, and Japanese acers. The gardens enjoy a southerly aspect and delightful views over the valley. Within the garden, there is an aluminium greenhouse. Immediately to the rear of the property is a good-sized terrace, taking advantage of the southerly aspect, with flagged seating areas and pebble borders interspersed with Japanese acers.

The property has outside lighting on PIR sensors, and outside water and power supplies.

GARAGE

A detached double garage with two up-and-over vehicular access doors. The garage has power and lighting.

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.

SERVICES AND GENERAL INFORMATION

Mains electricity, water, and drainage are connected to the property. Heating and hot water are provided by liquid propane gas.

The property is fitted with photovoltaic solar panels. In recent years, the roof, soffits and fascias have been replaced.

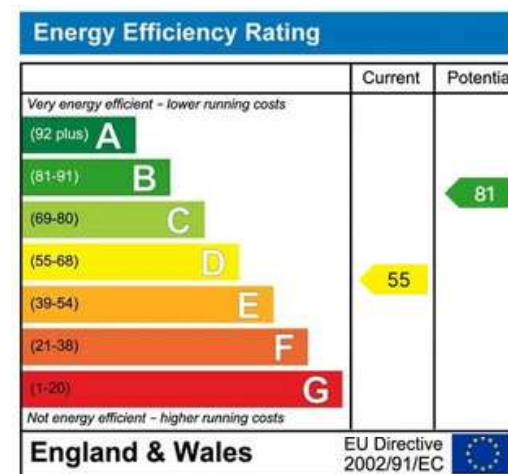
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

DIRECTIONS

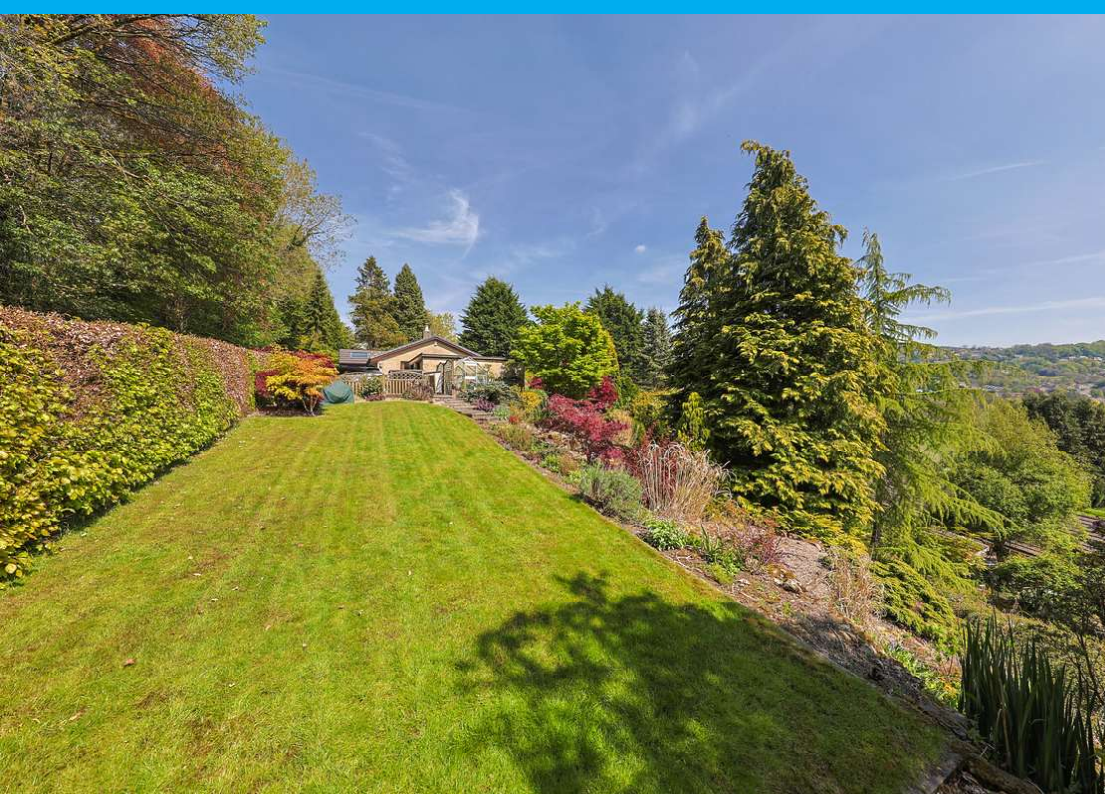
Leaving Matlock Crown Square along the A615 towards Bakewell: at the roundabout, take the first exit onto the A6. At the traffic lights, turn right towards Sainsbury's, taking the first right onto Cawdor Way. Follow the road through Snitterton. Shortly after passing the sign for Oker, turn right into Aston Lane. Take the first left into Sitch Lane, where the property can be found on the right-hand side.













enquiries@sallybotham.co.uk
01629 760899