

Home 2 Sell

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Farnah Green, Belper, DE56 2UP

£850,000



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### Entrance Porch

Having a storm porch canopy the property is entered via a Aluminium door with double glazed Aluminium thin profile windows to the sides. Aluminium double glazed window to the side elevation, ceramic porcelain floor tiles and a column radiator.

### Open Plan Living Dining Kitchen

18'3" reducing 16'9" x 25'1" max (5.58m reducing 5.12m x 7.67m max)

Having a high specification modern kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a one and a half sink drainer unit with Swan neck mixer tap, integrated four ring NEFF induction hob with extractor canopy over, NEFF fan assisted double oven, cupboard housing the Glow worm gas combination boiler which services the domestic hot water and central heating system. Integrated fridge freezer, integrated dishwasher, centre island, porcelain ceramic tile flooring recessed ceiling lighting, four Velux sky light windows and two Aluminium thin profile double glazed windows to the rear elevation. To the dining area Aluminium bi fold doors to the side patio, wood grain effect flooring and two central heating radiators. Having a clear view multi fuel burning stove set on a raised brick hearth with an exposed brick surround and wooden lintel. Television point.

### Utility Room

5'4" x 5'5" (1.63m x 1.67m )

Having an Aluminium double glazed window to the side elevation, porcelain ceramic tiled flooring, work surface incorporating sink unit with Swan neck mixer tap and base cupboard. Space and plumbing for an automatic washing machine and space for a tumble dryer. Recessed ceiling lighting and a glazed door to the rear access.

### Inner Hall

With part Oak beautiful staircase off to the first floor landing, laminate wood grain effect flooring, under stairs storage and recessed ceiling lighting.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a vanity hand wash basin with complimentary splash back tiling. Aluminium double glazed window to the side elevation, vinyl flooring and central heating radiator.

### Lounge

15'11" x 16'0" reducing 14'7" (4.86m x 4.90m reducing 4.45m )

This generously proportioned room has a full height double glazed aluminium window to the side elevation, aluminium double glazed window to the front elevation and side elevation, two central heating radiators, television point, wall and ceiling lighting. The focal point of the room is an inset wood burning stove with slate surround and polished granite hearth.

### Master Bedroom

15'5" x 11'1" plus 3'10" x 7'11" (4.72m x 3.40m plus 1.19m x 2.42m )

Having fitted mirror fronted wardrobes, herringbone tiled flooring, vaulted ceiling, Velux skylight, Aluminium double glazed windows to the side and front elevations, recessed ceiling lighting and two central heating radiators. Door to the en suite shower room.

### Luxury en suite shower room

Having a beautiful three piece suite comprising of a close couple WC, wall mounted hand wash basin and a panelled walk in shower double cubicle having a thermostatically controlled shower with rain head and hand held attachment. Built in shelving with feature lighting, aluminium double glazed opaque window to the front elevation, heated towel rail, recessed ceiling lighting and extractor fan.

### To the first floor landing

Having a central heating radiator, ceiling light, access to the loft void and Velux skylight window.

Tel: 01773 823 200

### Bedroom Two

16'0" x 9'4" (4.89m x 2.86m )

Having aluminium double glazed windows to the front and side elevations enjoying a fine aspect and views, central heating radiator and ceiling light.

### Bedroom Three

12'0" x 6'2" (3.67m x 1.88m )

Having an aluminium double glazed window to the side elevation, central heating radiator, ceiling light and useful over stairs storage cupboard.

### Luxury Family Shower Room

This most impressive room has a four piece suite comprising of a bath with panelled side and complimentary splash back tiling, wall mounted hand wash basin, close couple WC and a shower enclosure with a thermostatically controlled shower. Column radiator, two Velux skylight windows, recessed ceiling lighting and extractor fan.

### Outside

A special feature of the sale is the delightful garden which enjoys a most pleasant aspect having a private patio to the rear making an ideal place to enjoy a hot tub. To the front a landscaped garden having lawn with well stocked borders to the side a further patio terrace with steps to a manicured lawn having established well stocked borders. Steps to a most impressive raised decking area that enjoys the fine rural views making an ideal space for el fresco dining and entertaining.

### Area

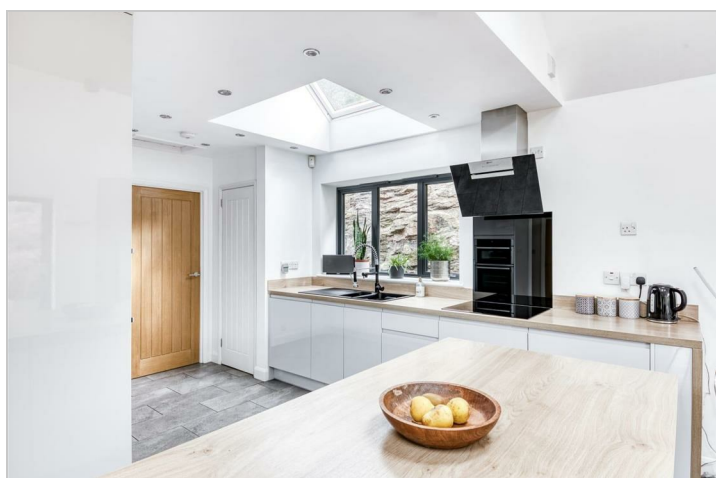
The property occupies a stunning rural location within this peaceful hamlet of Farnah Green which is renowned for 'The Bell Restaurant' and its delightful countryside walks with magnificent views of beautiful Derbyshire countryside. The market town of Belper is situated approximately 2 miles away and is within the noted World Heritage Site and is famous for the Belper Mill and River Gardens and has an excellent range of amenities. It is also situated approximately 8 miles away from the City of Derby which is well placed for major trunk roads including the A50 and A38 which provide swift access onto the M1 motorway and East Midlands Airport. There is also a regular train service from Derby to London St. Pancras which takes approximately 95 minutes.

### Directional Note

The approach from Derby is via the A6 Duffield Road proceeding northwards through Darley Abbey, Allestree and into open countryside. Proceed through the village of Duffield, travelling over the bridge and shortly after turn left into King Street. Proceed up the hill along King Street which becomes Hazelwood Road eventually turning right into Spring Hollow as signposted for Farnah Green. Continue for approximately 1 mile and upon entering the village the property will be located on the right hand side.

### Garage

Having a single detached garage.



Road Map



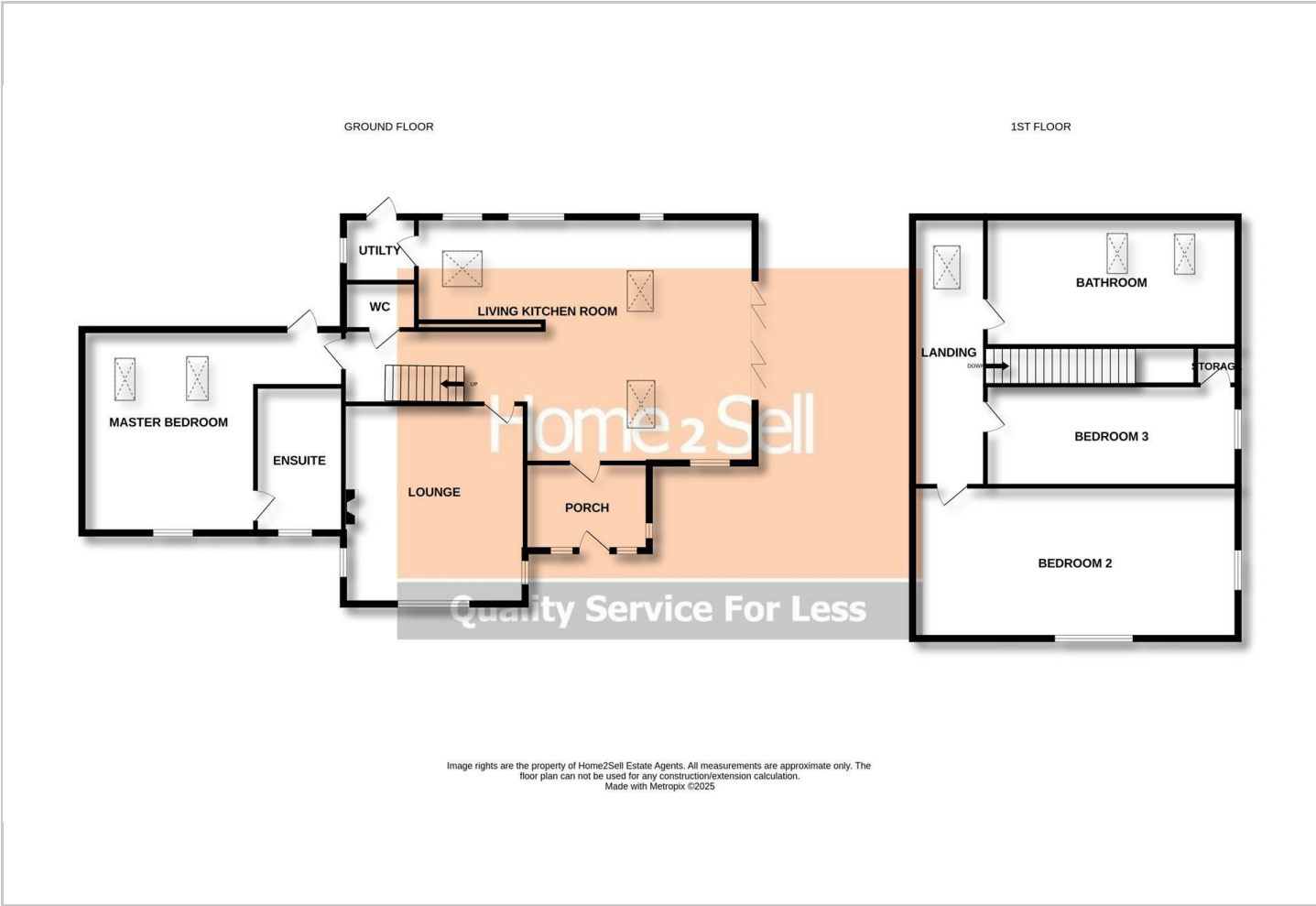
Hybrid Map



Terrain Map



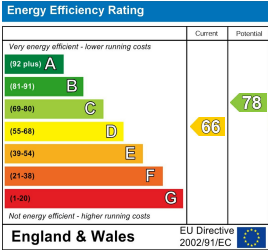
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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