



Field View Brook Street
Hartshorne, Derbyshire DE11 7AH
Offers in excess of £500,000

lizmilsom
properties

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**** LIZ MILSOM PROPERTIES **** are delighted to offer this EXTENDED SPLENDID DETACHED FAMILY HOME to the market, 'FIELD VIEW', OFFERED CHAIN FREE, with MOTIVATED SELLERS. situated on the outskirts of this much sought after village with splendid views over open rolling countryside to the rear, the property is situated on a generous sized plot with established landscaped gardens and benefits from double glazing, oil central heating, solar panels keeping costs down, splendid Breakfast Kitchen with open plan Family room, dining area, providing modern contemporary living!! The property offers well proportioned and equipped accommodation which comprises: Reception Hall, Cloaks/WC, fitted Breakfast Kitchen, dining area and Family area, Utility room with matching units, separate Lounge with multi-fuel burner. To the first floor there are four generous bedrooms including the master bedroom making full use of the views with fitted French doors, fitted wardrobes to the dressing area and luxury en suite and spacious bathroom. Externally the property has a side driveway providing off road parking and leads to an above average sized garage. The property enjoys a high degree of privacy, perfect place to relax and entertain with friends and family. EPC "D"- Council Tax D. Early internal viewing is highly recommended by the Agents in order to fully appreciate all that this property has to offer, call our dedicated sales team, Ellie, Donna or Liz to arrange now on 01283 219336.

- Extended detached family home
- Double glazed & oil fired central heating
- Splendid fitted Kitchen with Family area
- Master bedroom with wardrobes
- Stunning views to rear
- Idyllic location in much sought village
- With Open plan living accommodation
- Dining area & spacious Lounge
- Ensuite & Family bathroom
- MCS Installed Solar Panels



Location

Situated on the outskirts of the village of Hartshorne, Brook Street is an established and quiet street. The property benefits from uninterrupted COUNTRYSIDE VIEWS and a delightful landscaped garden. Hartshorne is a popular village located in South Derbyshire providing easy access to nearby towns Ashby-de-la Zouch, Derby, Swadlincote and Burton. The village itself benefits from two pubs, a veterinary surgery, village hall, Hartshorne Cricket Club and the highly regarded local primary school which was rated 'Good' by Ofsted in 2018. There are also a number of private schools located near by, notably Foremark Preparatory School and Repton School. There are many country walks near by with Hartshorne Wood, Foremark Reservoir and Calke Abbey located within a few miles of the village. Derby, Nottingham & Birmingham are all easily accessible with the M42, M1 & A38 road networks all near by.

Please use DE11 7AH for sat nav purposes to locate the property which is just off Repton Road.

The Well Presented Accomodation

Set back from the road with an approach from the drive leading to the front entrance door which opens into a spacious and welcoming hall, with the principal rooms all leading off, together with the Guest Cloaks/WC, along with the stairs giving access to the first floor. The lounge is a good size with lots of natural daylight. A bow window looks out over the front garden and double glazed French doors give access into the delightful rear garden, enjoying views over rolling countryside. A log burner for the cooler months, sits within a fireplace surround with hearth. Across the hallway a door then leads to the open plan Family room/Snug on the left which has an Italian Bio mass, remote control burner/stove, making it a cosy and more relaxed area with plenty of space for free standing furniture. On the left is a more formal dining area with rear window which frames the garden and views. The family room then opens into the splendid bespoke Breakfast Kitchen which definitely has the wow factor. Natural daylight floods the room, with French doors and side windows overlooking the established rear garden and patio The fitted Kitchen has high quality excellent range of floor cupboards and matching wall cabinets. An island with solid oak work surface areas has plenty of storage units and drawers beneath The worktops over the floor units in the main kitchen are inset with a sink and side drainer which has a window above which offers the most appealing view of the garden. Fitted appliances include double oven, 5 ring electric hob with extractor hood over and integrated dishwasher. There is ample space for an American style fridge/freezer, the current one may be acquired by separate negotiation. From the kitchen a door leads into the utility room, having provision for washing machine, ample space for tumble dryer, complementary tiling to walls Excellent range of wall and floor mounted units incorporating a tall storage unit with solid wood work service areas and inset stainless steel sink unit and the free standing Worcester oil fired boiler, which serves both the central heating and domestic hot water systems.

The stairs rise to a half landing with window overlooking the front aspect. The stairs turn and arrive at the first-floor level. Off the landing, there is the loft access point with the loft being partially boarded. The doors to all the bedrooms lead off the landing including the family bathroom.

Having undergone a two storey extension in recent years, this provided a splendid master bedroom which is spacious and light with large Velux windows, with French doors which offer far reaching views of the surrounding countryside. A particular feature of this room is the high vaulted ceiling there are fitted wardrobes in the dressing area and a luxury En Suite Shower Room having a three piece contemporary suite including wide shower cubicle with screen, closed closet WC and floating wash hand basin and attractive tiling to walls. The second double bedroom is located to

the rear with two windows overlooking the rear garden and making the most of the stunning views. This room has fitted wardrobes the length of one wall ideal for storage purposes. Bedroom three again a generous sized double, having a window to the front aspect and fitted wardrobes with cupboards above. Bedroom four could accommodate a double bed and is located to the front of the property. Completing the first floor accommodation is the family bathroom which is a good size and offers a bath and separate corner shower enclosure, pedestal wash hand basin and low level WC. Complimentary tiling to walls, built in airing cupboard housing the hot water cylinder and window to side elevation.

The Accommodation measurements:

Reception Hall

9'07 x 9'05 (2.92m x 2.87m)

Guest Cloaks / WC

5'0 x 4'01 (1.52m x 1.24m)

Spacious Lounge

19'09 x 10'06 (6.02m x 3.20m)

Dining Area

9'03 x 9'09 (2.82m x 2.97m)

Family Room incorporating Kitchen

30'5 x 12'03 (9.27m x 3.73m)

Splendid Fitted Kitchen

12'03 x 10'10 (3.73m x 3.30m)

Separate Utility

7'06 x 5'06 (2.29m x 1.68m)

First Floor Landing

9'05 x 9'05 (2.87m x 2.87m)

Master Bedroom

11'05 x 11'0 (3.48m x 3.35m)

Dressing Area

7'0 x 5'5 including wardrobes (2.13m x 1.65m including wardrobes)

En Suite Shower Room

8'01 x 3'10 (2.46m x 1.17m)

Double Bedroom

16'0 excluding wardrobes x 9'04 (4.88m excluding wardrobes x 2.84m)

Double Bedroom

10'07 x 10'04 (3.23m x 3.15m)

Double Bedroom

9'04 x 9'01 excluding wardrobes (2.84m x 2.77m excluding wardrobes)

Luxury refurbished Bathroom

9'03 x 8'0 (2.82m x 2.44m)

Solar Panels

Owned solar panels installed by an MCS-certified installer provide an efficient and reliable source of renewable energy. Modern solar PV systems can generate a significant proportion of a property's electricity demand, helping to reduce energy costs and carbon emissions while requiring minimal maintenance over a lifespan of 25 years or more.

Outside

The property occupies an idyllic location situated on the outskirts of the village enjoying views to the rear of the rolling countryside with plenty of wildlife. It is set back from the road behind a well screened shrubs and trees and boundary wall with double gates leading to the side driveway providing parking for two vehicles and leads to the garage. The front garden also

includes raised beds with an array of flowers shrubs providing a variety of colour. There is side gated access leading to the:

Established delightful rear garden

A particular feature of this property are the stunning established gardens which have been carefully planted with a huge variety of flower, plants climbers and trees which give an array of colour providing a cottage garden theme. A small stream meanders through the garden with a bridge feature. There are many different sittings areas of the garden to accommodate the family with a large entertaining patio area ideal for the summer months. Sheltered and secluded areas having a high degree of privacy, to be appreciated the garden must have an inspection. Completing the ideal location are the stunning views overlooking the rolling countryside. Timber shed, outside tap and exterior lighting. It should be noted that the hot tub is to be included in the sale.

Detached Garage

19'2 x 8'2 (5.79m'0.61m x 2.44m'0.61m)

Above average sized garage, having power, light supply, pitched roof for storage purposes, up and over door and side service door.

Viewing Strictly Through Liz Milsom Properties

To view this lovely home please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and competitive fees.

Available:

9.00 am – 5.30 pm Monday to Thursday

9.00am-5.00pm Friday

9.00 am – 2.00 pm Saturday

CLOSED - Sunday

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains, oil and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

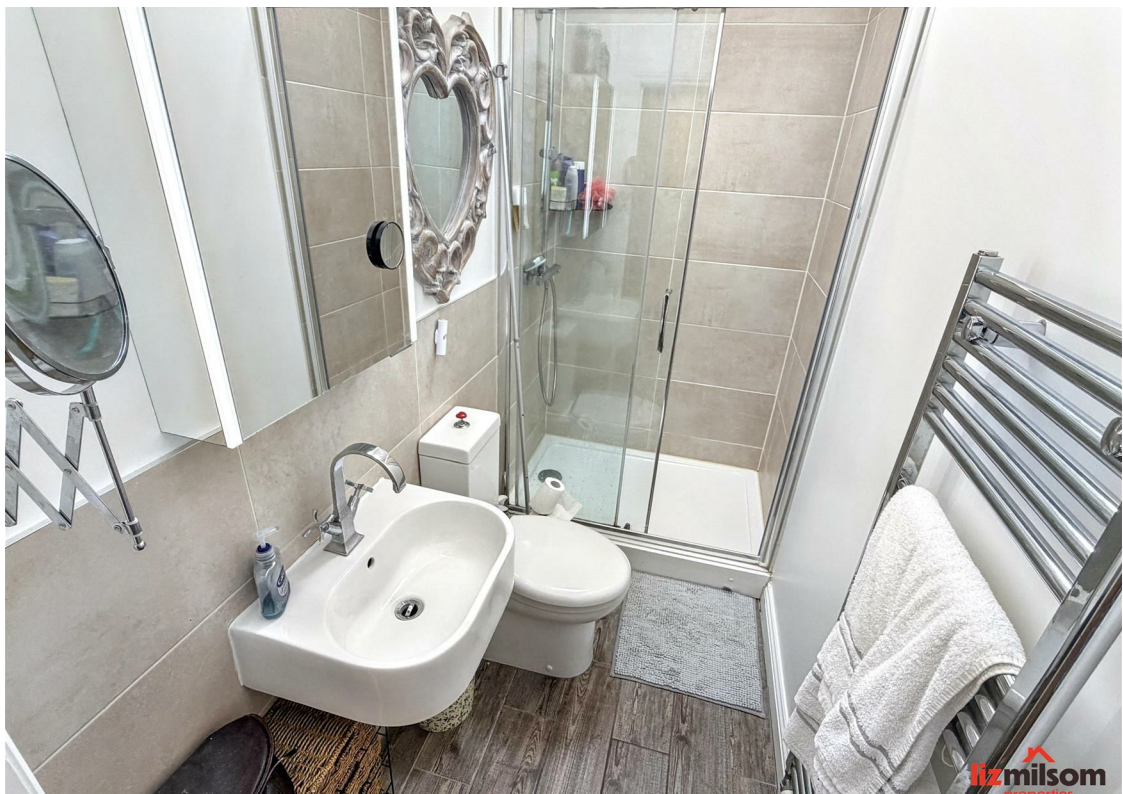
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

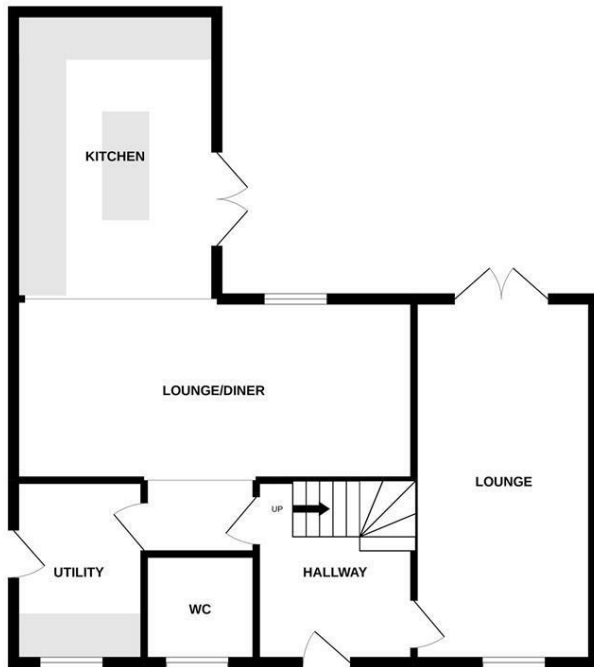
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/14.07.2026/1 DRAFT

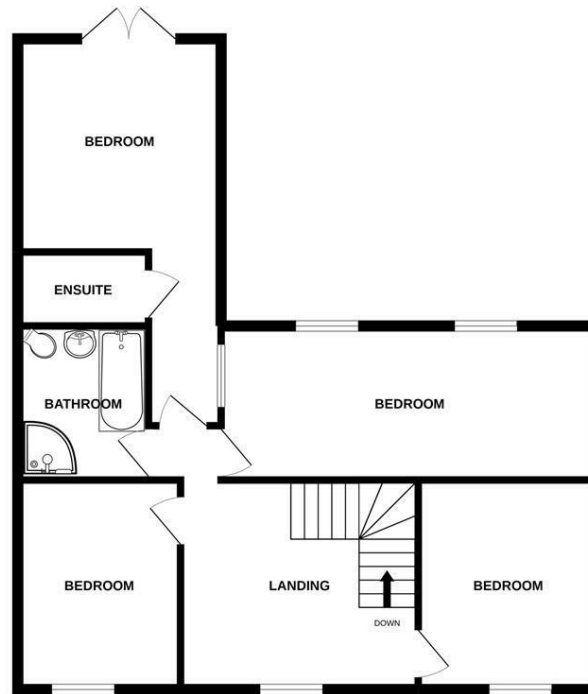




GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.

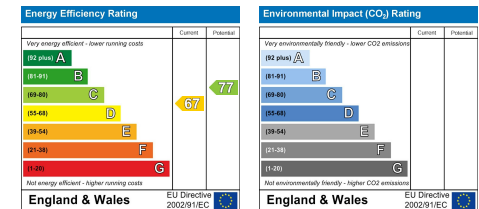


TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

The property is best approached by leaving our office on Dinmore Grange and turning left on the A514 into Woodville Road, which then becomes Main Street. Continue down the hill and turn left into Repton Road, continue for a short distance taking the right into Brook Street proceed down the hill where the property is located on the right hand side, well screened behind some hedging. For SAT NAV PURPOSES use DE11 7AH.



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Swadlincote, Derbyshire DE11 7NJ

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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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