

THE CROFT



BLenheim



WELCOME TO THE CROFT, A FANTASTIC FOUR DOUBLE BEDROOMED DETACHED HOME.

Filled with spacious reception rooms, a pool room and four double bedrooms, it is perfect for a growing family and is a short distance from local amenities.





LOUNGE

On the ground floor are the main living areas, including a lounge filled with natural light, a conservatory, a generous dining kitchen and two further reception rooms.

There is the benefit of an indoor heated swimming pool with a counter-current, a shower room, WC and a triple garage.

A bespoke oak staircase connects the ground floor to the first floor, where there is a large galleried landing with a balcony that has views of nearby countryside. Four bedrooms include a generous master bedroom suite with a dressing room and an en-suite shower room, an additional bedroom suite, two double bedrooms and the family bathroom.

Externally, the property is equally impressive. Firstly, you are greeted by a long driveway opening to the front of the home, which offers a striking façade and multiple off-road parking spaces. Partially wrapping around the home is a beautiful garden with mature hedging. Lastly, offering an additional living space or home working space is a separately accessed office that has a shower room.

The property is located in Mastin Moor, which has a public house and a primary school. Further amenities can be found in Staveley where there are a variety of shops, restaurants and public houses. Chesterfield is located around a 15 minute drive from the property, and Sheffield can be reached in around 30 minutes. It also has convenient access to the M1 motorway network.

The property briefly comprises of on the ground floor: Entrance hall, WC, under-stairs storage cupboard, sitting room, lounge, conservatory, dining kitchen, dining room, pool room, secondary inner hallway, shower room, inner hallway and triple garage.

On the first floor: Galleried landing, balcony, master bedroom, master dressing room, master en-suite shower room, bedroom 4, family bathroom, bedroom 3, bedroom 2 and bedroom 2 en-suite shower room.

Outbuildings: Office.

GROUND FLOOR

A composite door with a double glazed obscured panel opens to the entrance hall.

Entrance Hall

A grand entrance hall with front facing UPVC double glazed panels, recessed lighting, coved ceiling and central heating radiators. Double timber doors with glazed panels open to the lounge and dining room. Timber doors with glazed panels open to the sitting room and dining kitchen and timber doors open to the WC and under-stairs storage cupboard.

WC

Having a flush light point and an extractor fan. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

Under-Stairs Storage Cupboard

With a flush light point.

Sitting Room

16'1 x 10'10 (4.89m x 3.31m)

An outstanding sitting room with front facing UPVC double glazed windows, coved ceiling, pendant light points with decorative ceiling roses and a central heating radiator. A timber door opens to the secondary inner hallway. UPVC double doors with double glazed panels open to the front of the property.

Lounge

24'8 x 15'1 (7.52m x 4.60m)

A light-filled lounge with front facing UPVC double glazed windows, pendant light points with decorative ceiling roses, coved ceiling and central heating radiators. The focal point of the room is the electric fireplace with a marble surround, mantle and hearth. UPVC double doors with double glazed panels open to the conservatory and the front of the property.

Conservatory

15'1 x 11'9 (4.60m x 3.57m)

With rear and side facing UPVC double glazed windows, ceiling fan, exposed walls and a central heating radiator. A UPVC door with a double glazed panel opens to the dining kitchen and UPVC double doors with double glazed panels open to the rear of the property.

Dining Kitchen

21'8 x 10'8 (6.60m x 3.25m)

A well-appointed dining kitchen with rear facing UPVC double glazed windows, pendant light points, recessed lighting, wall mounted light point, TV/aerial point and a central heating radiator. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include an ELBA range cooker, extractor hood and there is the provision for a full height fridge/freezer. A timber door with a double glazed panel opens to the sitting room. A UPVC door with a double glazed panel opens to the rear of the property.



POOL ROOM





SITTING ROOM

GROUND FLOOR CONTINUED

Dining Room

16'1 x 13'11 (4.89m x 4.25m)

Having a rear facing UPVC double glazed window, pendant light point with a decorative ceiling rose, wall mounted light point and a central heating radiator. A timber door opens to the pool room. A glazed panel also overlooks the pool room.

Pool Room

16'6 x 14'4 (5.03m x 4.37m)

With side facing obscured UPVC double glazed panels, flush light points, exposed walling, air conditioning unit, central heating radiator and tiled flooring. There is a heated swimming pool with lighting and a counter current. A timber door opens to the secondary inner hallway. Double UPVC doors with double glazed panels open to the rear of the property.

Secondary Inner Hallway

With a front facing UPVC double glazed window, a flush light point and a central heating radiator. Timber doors open to the shower room and inner hallway.

Shower Room

Having a side facing UPVC double glazed obscured window, flush light point and a central heating radiator. A suite comprises a low-level WC, a wash hand basin with a chrome mixer tap and a bidet with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen.

Inner Hallway

With a flush light point. A timber door opens to the triple garage and UPVC doors open to the front and the rear of the property.

Triple Garage

31'9 x 19'3 (9.68m x 5.86m)

With three electric up-and-over doors, light and power. Also housing two boilers.

From the entrance hall, a staircase with timber handrails rises to the first floor.





DINING KITCHEN



DINING ROOM



POOL ROOM



CONSERVATORY



OFFICE



SHOWER ROOM



SHOWER ROOM

FIRST FLOOR

Galleried Landing

A fabulous galleried landing that has a coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting and a central heating radiator. Timber doors open to the master bedroom, bedroom 4, bedroom 3 and bedroom 2. A UPVC door with double glazed panels opens to the balcony.

Balcony

Having exterior lighting and external power points. Views overlook the front of the property and the surrounding countryside.

Master Bedroom

16'6 x 15'9 (5.03m x 4.81m)

A stunning master bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to the master dressing room and the master en-suite shower room.

Master Dressing Room

9'11 x 7'10 (3.01m x 2.40m)

Having a rear facing UPVC double glazed obscured window, pendant light point with a fan and a central heating radiator.

Master En-Suite Shower Room

With a side facing UPVC double glazed window, flush light point, partially tiled walls and a central heating radiator. A suite comprises a WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a separate shower enclosure with a fitted full-body shower and a glazed screen/door.

Bedroom 4

11'9 x 7'7 (3.57m x 2.32m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, flush light point, extractor fan, wall mounted light points, and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. A freestanding roll top bath has a mixer tap and an additional hand shower facility. To one wall is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

12'10 x 10'0 (3.90m x 3.05m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to a storage cupboard.

Bedroom 2

15'9 x 10'10 (4.81m x 3.31m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point with a fan and a central heating radiator. An opening gives access to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

With a flush light point and an extractor fan. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a fitted shower and a glazed screen/door.



GALLERIED LANDING



MASTER BEDROOM



BEDROOM 2



BEDROOM 3



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



FAMILY BATHROOM



BALCONY VIEW



EXTERIOR & GARDENS

From Seymour Lane, an opening gives access to a driveway, that is flanked by exterior lighting which leads to electric vehicular gates opening to the front of the property.

To the front of the property is exterior lighting. An area mainly laid to lawn has a mature tree. Access can be gained to the main entrance door, lounge, sitting room, inner hallway and triple garage.

A wrought-iron pedestrian gate opens to the left side of the property, where there is exterior lighting, an external power point and an astroturf lawn.

To the rear is exterior lighting and an external power point. An area mainly laid to lawn has mature trees and hedging. Access can be gained to the conservatory, dining kitchen, inner hallway and the pool room.

To the right side of the property is a path that has exterior lighting. Access can be gained to the office via a staircase and a UPVC door.

Office

31'9 x 11'6 (9.68m x 3.51m)

With Velux roof windows, a side facing UPVC double glazed window, flush light point and a central heating radiator. To one corner is a base unit with a work surface. A timber door opens to the shower room.

Shower Room

Having a flush light point and an extractor fan. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a shower enclosure with a full-body shower.







GROUND FLOOR & TRIPLE GARAGE

Ground Floor Approximate Floor Area:
2486 SQ.FT. (230.9 SQ.M)

Total Approximate Floor Area:
3803 SQ.FT. (353.3 SQ.M)



FIRST FLOOR & OFFICE

First Floor Approximate Floor Area:
1317 SQ.FT. (122.4 SQ.M)

Total Approximate Floor Area (Including Triple Garage &
Office):
4167 SQ.FT. (387.1 SQ.M)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 4	SQFT 3803
TENURE Freehold	COUNCIL TAX F

Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

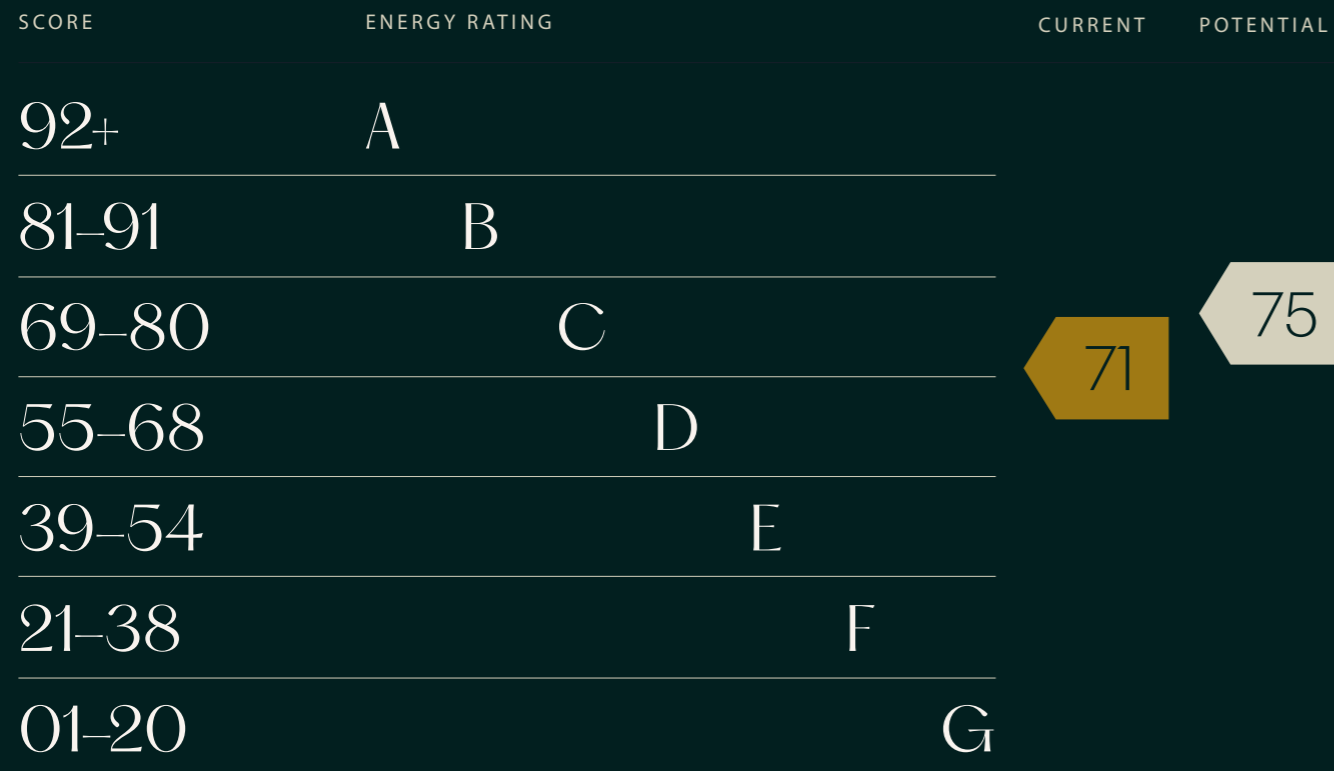
Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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THE CROFT

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our consultant on: 0114 358 2020

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