

# Marlpit Lane, Sutton on the Hill

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Offers over  
£550,000



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This property at a glance:



Watch the video





# Marlpit Lane, Sutton on the Hill



## Mikaela says:

"This home has stolen our hearts! Location wise it's fantastic. If rural living is for you, then this certainly ticks the box. It's located in a quiet village but just a short drive away from amenities. As the home is elevated above the garage, this means views from every angle! There's a beautiful front garden as well as a stunning and spacious rear garden with patio, lawn and space for just about anything you could want to incorporate. There's a bright and spacious porch to the front of the home, such a useful space. This then leads into welcoming hallway where there's plenty of room for storage. There's a cosy living room to the front next to a further reception room which could easily be used as a further double bedroom if needed. The hub of the home is the impressively large kitchen diner, where you'll find space for seating, a cosy log burner, more than enough room for a family dining table and a modern kitchen with a double oven, induction hob and a tap that not only provides boiling water, but fizzy and cold too! There's even a waste disposal unit. The large bifold doors out to the garden are a great touch. Having those fully open in the summer would be a dream! All of your appliances are hidden away in a useful utility space just off the kitchen. There's spacious bedrooms upstairs, a sleek and modern family bathroom with a rainfall shower head and underfloor heating as well as fitted storage in the master. I have to mention the beautiful views again which are visible from all of the upstairs windows! An overall wonderful family home in a desirable rural location."

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## Did you spot...

This beautiful 3 bed home has a second reception room that could be used as a further double bedroom.



## A message from the seller:

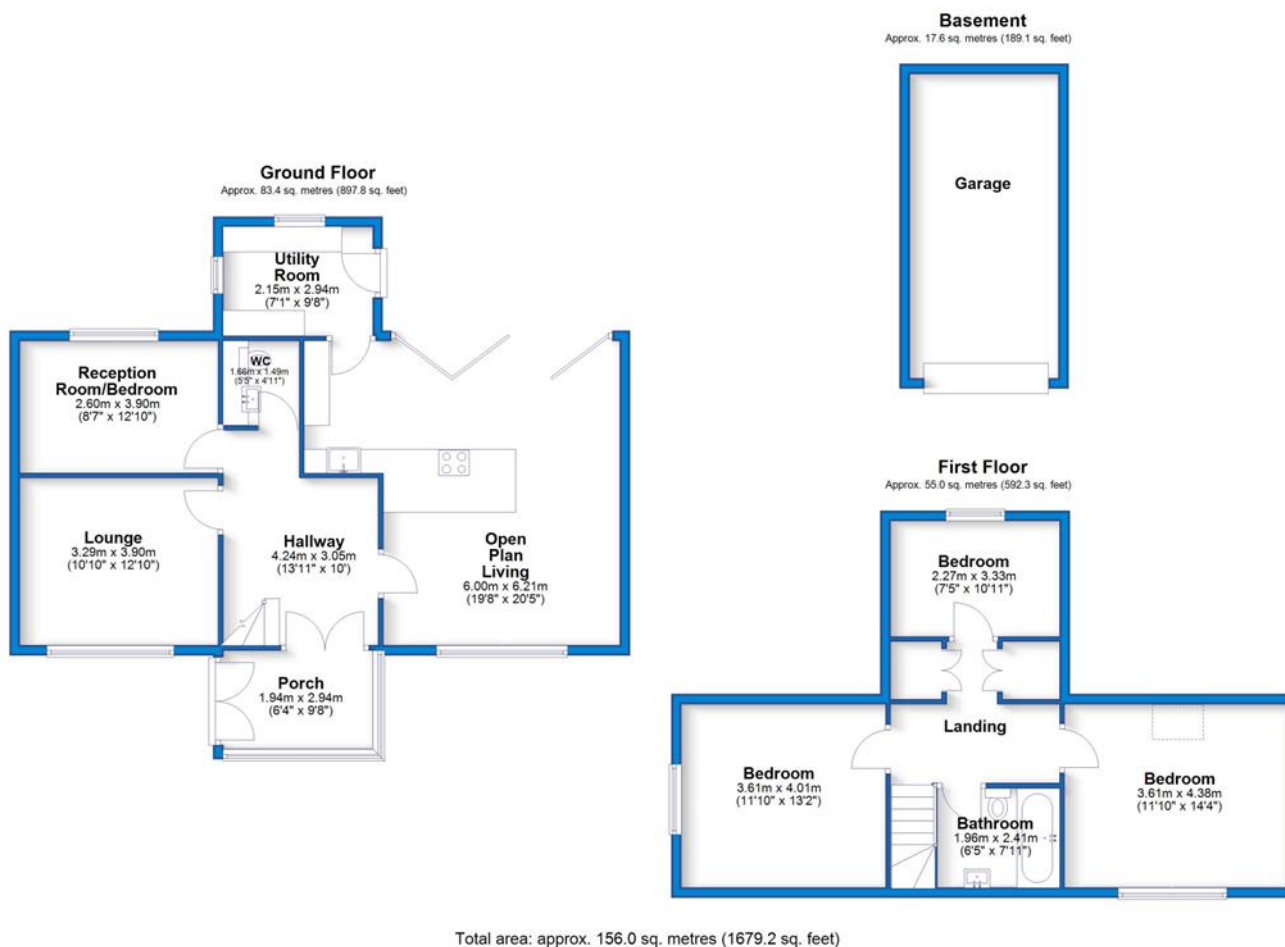
"If we could pick this house up and take it with us we would! The garden, kitchen/diner and beautiful views have made it our dream house. Gorgeous summers with the bi-folds open and cosy winters with the log burner roaring. Family commitments are prompting our move and we will be hard pressed to find something as special as Langdale House."

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# Floor Plan

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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300+ 5 star Google Reviews



## Key Features:

- BEAUTIFUL VIEWS AND RURAL LOCATION
- VERSATILE 2ND RECEPTION ROOM/BEDROOM
- LARGE GARDEN
- LARGER THAN AVERAGE SINGLE GARAGE
- SPACIOUS KITCHEN DINER
- AIR SOURCE HEAT PUMP
- SPACIOUS MASTER WITH FITTED STORAGE



## About the area:

The quiet and peaceful village of Sutton-on-the-Hill is located in rural Derbyshire. There's a beautiful church nearby and scenic country walks. The village is primarily agricultural and has working farms within it. There's a village hall and a nursery and just a short drive away are any amenities you might need in the neighbouring villages of Etwall and Hilton, where you'll also find great transport links.



## Schools:

There are Primary and Secondary Schools located in the nearby villages of Hilton and Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call  
**01332 30 30 30**

[Click here](#) to watch the property video



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