



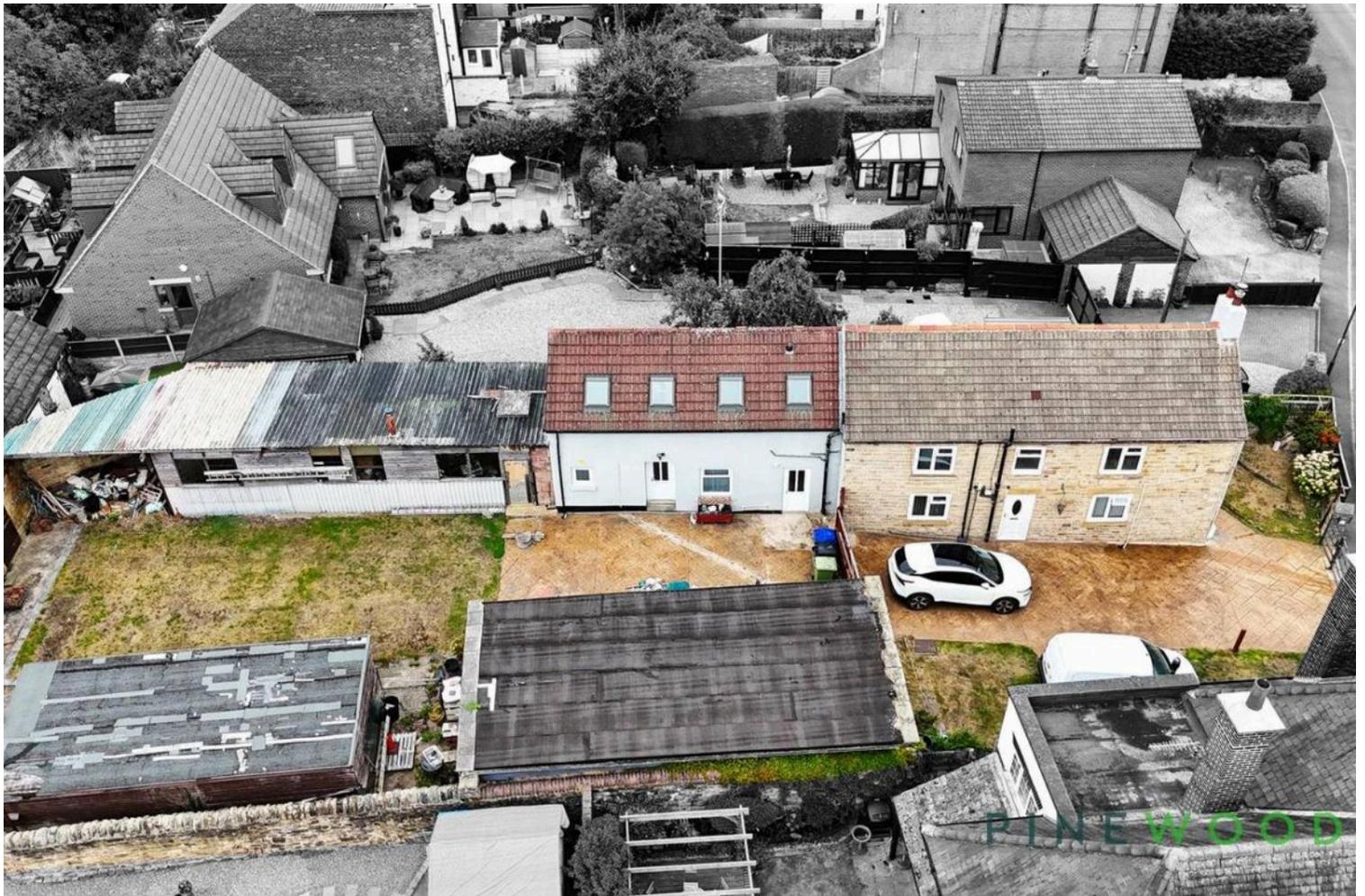
## 24 Netherthorpe, Staveley

£465,000 Freehold

Nestled in the charming area of Netherthorpe, Staveley, this delightful house with an annexe offers a perfect blend of comfort and versatility. Wit...

Council Tax band: C

Tenure: Freehold





### Lounge

15' 4" x 17' 0" (4.67m x 5.19m)

The lounge is a spacious and inviting area with exposed ceiling beams and a striking stone fireplace with a wood burning stove, creating a cosy focal point. The room is well-lit with wall lights and natural light from two windows. The wooden parquet flooring and neutral walls enhance the traditional charm of this living space.

### Kitchen/Diner

15' 4" x 18' 10" (4.67m x 5.74m)

This charming kitchen/diner is a delightful space featuring exposed wooden beams that add character and warmth to the room. The central island with a wooden countertop provides seating for two and ample workspace. The kitchen is fitted with a range cooker, a farmhouse-style sink, and grey cabinetry complemented by glossy black subway tiles as a backsplash. The floor is tiled, making it practical and easy to maintain, and windows ensure the room is filled with natural light.

### Landing

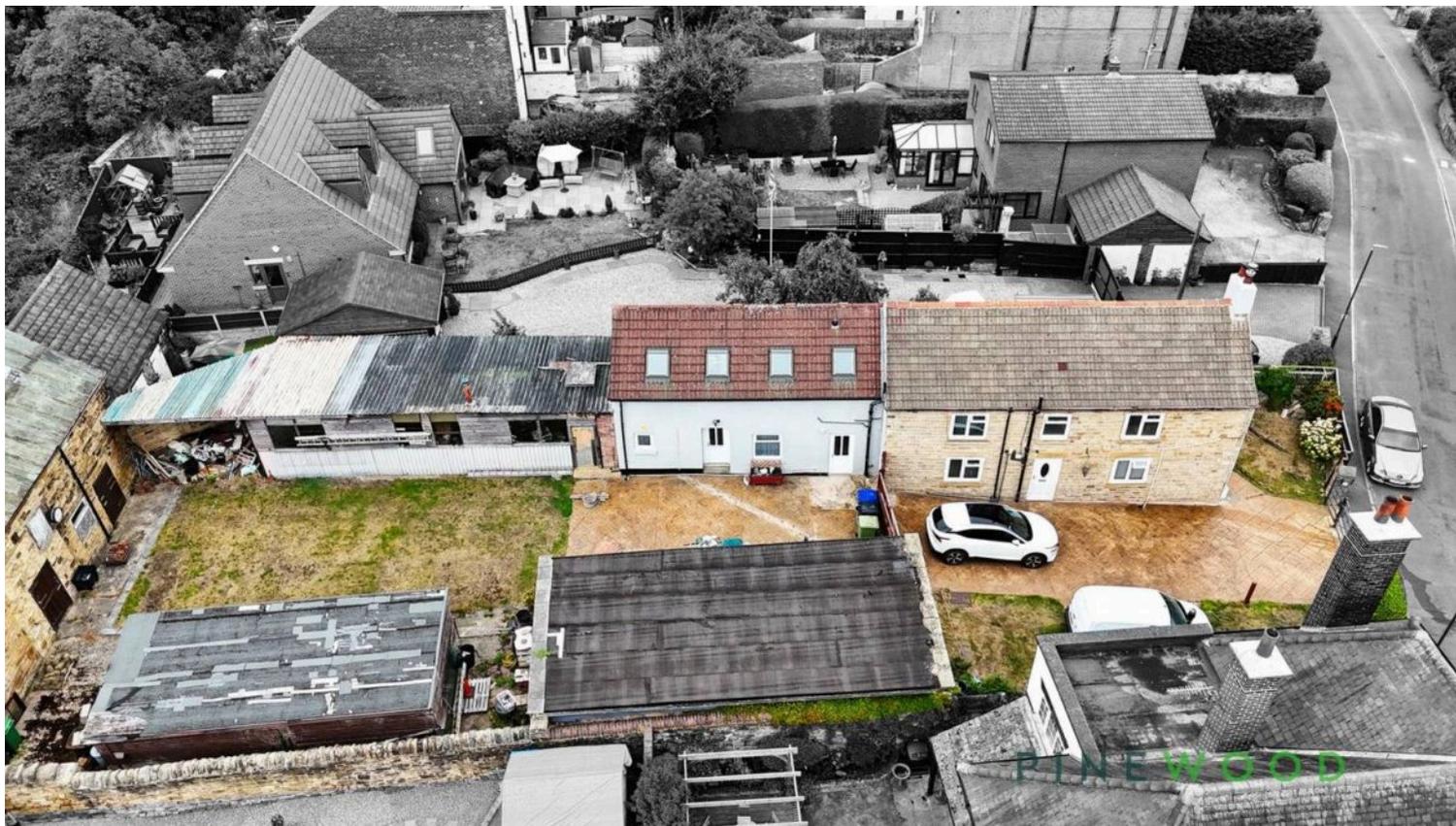
A bright and airy landing with a window letting in natural light. The carpeted floor and walls in soft tone create a welcoming space that connects the bedrooms and bathroom on the first floor.

### Bedroom 1

15' 2" x 10' 2" (4.62m x 3.09m)

A well-sized bedroom with a plush carpet underfoot and a large window dressed with light curtains, allowing daylight to gently fill the room. The bed space is complemented by space for bedside tables and wall-





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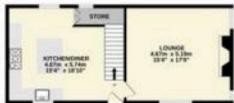
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BASE GROUND FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



MAIN 1ST FLOOR  
33.4 sq.m. (359 sq.ft.) approx.



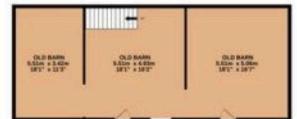
ANEXA GROUND FLOOR  
32.0 sq.m. (343 sq.ft.) approx.



FINNISH 1ST FLOOR  
37.7 sq.m. (406 sq.ft.) approx.



OLD BARN (OUTER) BUNGALOW  
79.8 sq.m. (858 sq.ft.) approx.



TOTAL FLOOR AREA : 245.4 sq.m. (2641 sq.ft.) 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

