



Beaumont Stretton Road,
Clay Cross, S45 9AQ

£375,000

W
WILKINS VARDY

£375,000

STUNNING EXTENDED AND MODERNISED FAMILY HOME ADJOINING BEAUTIFUL OPEN COUNTRYSIDE

This superb four bedroomed, three 'bathroomed' detached family home has been extended to offer an impressive 1271 sq.ft. of contemporary designed and immaculately presented accommodation, the main features being a superb open plan dining kitchen and master bedroom with high quality en-suite bathroom, all of which overlooks a delightful enclosed west facing garden which backs onto picturesque countryside.

The property is located in this desirable residential area, being well placed for accessing the various amenities in Clay Cross and Alfreton, and also situated close to Ogston Reservoir and the popular village of Ashover.

- Stunning Detached Family Home
- Superb Countryside Views
- Two Reception Rooms
- Contemporary Breakfast Kitchen
- Separate Utility Room
- Four Good Sized Bedrooms
- Three Bathrooms
- Ample Off Street Parking
- Enclosed East Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors (except where stated)
Composite oak internal doors throughout
Gross internal floor area - 118.0 sq.m./1271 sq.ft.
Council Tax Band - E
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into the ...

Entrance Hall

Fitted with Polymer flooring and having downlighting.
A built-in under store area houses the gas combi boiler, and a staircase rises to the First Floor accommodation.

Shower Room

Being fully tiled and fitted with a contemporary 3-piece white suite comprising of a shower cubicle with electric shower, low flush WC and wash hand basin with storage below and to the side.
Vertical heated towel rail.
Tiled floor and downlighting.

Living Room

14'2 x 11'11 (4.32m x 3.63m)
A good sized front facing reception room having a chimney breast with power outlet. A squared opening leads through into the ...

Dining Room

11'11 x 11'10 (3.63m x 3.61m)
A second good sized reception room having a feature fireplace with wood lintel and multi-fuel stove sat on a slate hearth.
Polymer flooring and downlighting.
A further opening leads through into the ...

Open Plan Breakfast Kitchen

18'6 x 9'4 (5.64m x 2.84m)
Fitted with a range of matt light grey handleless wall and base units with complementary quartz work surfaces over, including an 'L' shaped island unit.
Inset 1½ bowl stainless steel sink with mixer and instant hot water tap.
Integrated Bosch appliances to include a microwave combi oven, 70/30 fridge/freezer, dishwasher, conventional oven with warming drawer and an induction hob.
There is a built-in larder/pantry.
An aluminium framed double glazed door and bi-fold doors overlook and open onto the rear of the property and also provide fantastic views over open countryside.
Contemporary vertical radiator.
Polymer flooring and downlighting.

Utility Room

6'3 x 4'4 (1.91m x 1.32m)
Fitted with two single matt light grey handleless base units with complementary work surface over.

Space and plumbing is provided for an automatic washing machine.
Polymer flooring.

On the First Floor

Landing

Having a loft access hatch with pull down ladder to part boarded roof space with lighting.

Master Bedroom

18'3 x 14'1 (5.56m x 4.29m)
A good sized double bedroom having downlighting and uPVC double glazed French doors providing superb views across open countryside. A door gives access to the ...

En Suite Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising of a freestanding oval bath with freestanding bath/shower mixer tap, wash hand basin with storage below and low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.
This room also has a feature window with views across open countryside.

Bedroom Two

14'2 x 12'0 (4.32m x 3.66m)
A good sized front facing double bedroom having downlighting and open views.

Bedroom Three

10'5 x 8'7 (3.18m x 2.62m)
A side facing double bedroom having downlighting and currently being used as a dressing room.

Bedroom Four

9'5 x 6'3 (2.87m x 1.91m)
A good sized front facing single bedroom having open views, currently used as an office/study.

Family Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a double shower cubicle with mixer shower, wash hand basin with storage below and low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

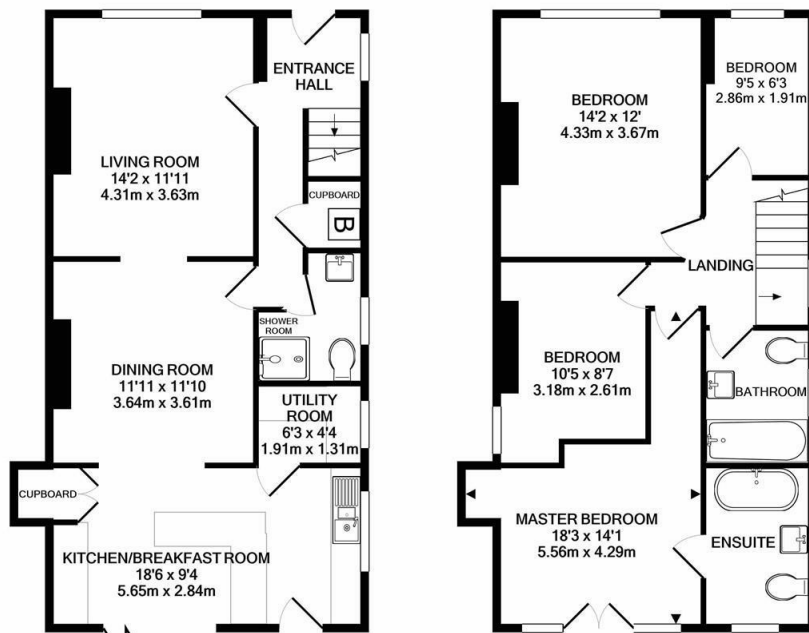
Outside

To the front of the property there is a tarmac drive with pebbled border providing ample off street parking for several vehicles.

The driveway continues down the side of the property (restricted access) to a detached single garage having light and power.

The enclosed east facing rear garden comprises of a raised paved patio, lawn with tarmac path to the side leading to a garden shed and a play shed/bar with light and power. Beyond here there is a further paved patio with decorative gravel bed with outstanding views across open countryside.





GROUND FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

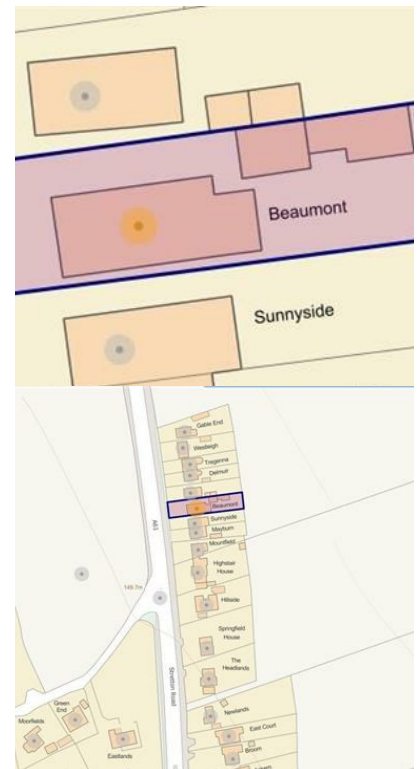
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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