



£475,000

Golden Valley, Riddings DE55 4ES

Cottage | 5 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Impressive Plot on secluded road
- Stunning Family Home
- Stunning Balcony off the Dining Kitchen
- Perfect For Access to A38 & M1
- Viewing Absolutely Essential To Appreciate Presentation And Space
- Spacious & Versatile Living Accommodation Throughout

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this stunning five double bedroom family home in the much sought after area of Golden Valley. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this stunning five double bedroom family home in the much sought after area of Golden Valley. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge and Dining Kitchen with Balcony at entry level. Stairs lead down to further Sitting/Games room, Utility Room and WC. The first floor houses five double Bedrooms, family Bathroom, Walk-in wardrobe and further En Suite.

Externally, the property benefits from fantastic plot with gated access from the road. Sweeping driveway fit to house several vehicles leads to integral garage which is fitted with light and power. The front of the property also features timber fencing and mature trees/shrubbery which help retain its privacy. The rear garden is a brilliant space to host or relax with sizeable lawn, entertaining patio accessed via French doors from the house and balcony accessed via French doors from the dining kitchen forming the perfect BBQ area. Further orchard/vegetable patch houses fruit trees whilst timber fencing secures the entire space making it perfect for those with pets and young children.

### Entrance Hallway

Accessed via front entrance door with wood effect flooring, wall mounted radiator and doorways to;

### Living Room

14' 2" x 11' 3" (4.32m x 3.43m) With stunning double glazed bay window and seating area to front elevation, original wooden flooring and wall mounted radiator. Multi fuel burner set in decorative surround forms the centre piece of the living room.

### Dining Room

11' 6" x 11' 3" (3.51m x 3.43m) Enjoying an open aspect to the Kitchen, the Dining area features wall mounted radiator with decorative cover, wooden flooring throughout and double glazed French doors opening to balcony.

### Kitchen

8' 4" x 7' 11" (2.54m x 2.41m) Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashbacks to cover the workspace. Integrated appliances include; Oven, microwave oven, electric hob with overhead extractor hood and inset one and a half bowl sink. There is under counter plumbing for dishwasher.

### First Floor

### Landing

Accessing all five Bedrooms and the family Bathroom, this carpeted space benefits from double glazed window to front elevation, wall mounted radiator with decorative cover and access to loft hatch.

#### Bedroom One

17' 3" x 10' 11" (5.26m x 3.33m) With double glazed window to front elevation, wall mounted radiator and wooden flooring. Walk-in wardrobe provides impressive storage/hanging capacity. Access to En Suite.

#### En-Suite

7' 3" x 5' 11" (2.21m x 1.80m) A tiled three piece suite including; Shower cubicle, pedestal handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst wall mounted heated towel rail, tiled flooring and ceiling fitted extractor unit completes the space.

#### Bedroom Two

14' 1" x 11' 2" (4.29m x 3.40m) With double glazed window to front elevation, wall mounted radiator and wooden flooring.

#### Bedroom Three

11' 3" x 10' 5" (3.43m x 3.17m) With double glazed window to front elevation, wall mounted radiator and wooden flooring.

#### Bedroom Four

10' 3" x 8' 6" (3.12m x 2.59m) With double glazed window to rear elevation, wall mounted radiator and wooden flooring.

#### Bedroom Five

11' 7" x 7' 10" (3.53m x 2.39m) With double glazed window to rear elevation, wall mounted radiator and wooden flooring.

#### Bathroom

8' 3" x 7' 9" (2.51m x 2.36m) A tiled three piece suite including; Panelled bath with shower attachment, pedestal handwash basin and low level WC.

#### Lower Floor

#### Lounge

13' 0" x 10' 1" (3.96m x 3.07m)

#### Sitting Room

13' 0" x 10' 6" (3.96m x 3.20m)

#### Outside

Externally, the property benefits from fantastic plot with gated access from the road. Sweeping driveway fit to house several vehicles leads to integral garage which is fitted with light and power. The front of the property also features timber fencing and mature trees/shrubbery which help retain its privacy. The rear garden is a brilliant space to host or relax with sizeable lawn, entertaining patio accessed via French doors from the house and balcony accessed via French doors from the dining kitchen forming the perfect BBQ area. Further orchard/vegetable patch houses fruit trees whilst timber fencing secures the entire space making it perfect for those with pets and young children.

## Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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