



£350,000

Sidings Way, Westhouses DE55 5AS

Detached House | 4 Bedrooms | 2 Bathrooms

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Key Features

- Detached Family Home In Popular Location
- Easily commutable to Alfreton
- Ideal For Access to A38 & M1
- Integral Garage and Ample Parking
- Conservatory Extension to Rear
- Stunning Views To Rear Aspect
- Spacious And Versatile Accommodation
- WC, En Suite And Family Bathroom
- No Upward Chain

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this extended detached family home on a much sought after residential estate in Westhouses. Perfectly positioned with stunning rural views to the rear of the property and available to purchase with no upward chain, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this extended detached family home on a much sought after residential estate in Westhouses. Perfectly positioned with stunning rural views to the rear of the property, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Dining Room/Conservatory extension, Utility Room, Kitchen and integral Garage to the ground floor with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home boasts prominent position with block paved driveway parking for several vehicles leading to integral garage which is fitted with light and power. There is some front lawn space and mature shrubbery adding further presence. The rear enclosed garden benefits from entertaining patio with steps leading to impressive lawned space ensuring the ideal area to host or relax. The space is secured by a mature shrubbery and steel gate to its borders making it ideal for those with pets or children.

Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring and understairs cupboard for storage. Doorways to;

Downstairs WC

Living Room

7.72m x 3.36m (25' 4" x 11' 0") A very spacious area with double glazed bay window to front elevation, two wall mounted radiators and carpeted flooring throughout. Fireplace on raised hearth with decorative oak surround forms the centre piece of the room whilst double glazed French doors open to the Conservatory/Dining Area/Family Room.

Conservatory

7.50m x 2.64m (24' 7" x 8' 8") A UPVC double glazed conservatory forming a fantastic family room with tiled flooring throughout, two wall mounted radiators and two sets of double glazed French doors accessing the rear enclosed garden.

Kitchen

2.79m x 2.61m (9' 2" x 8' 7") Featuring a range of base cupboards and eye level units with oak worktops over and inset one and a half bowl sink. There is space for a host of freestanding appliances and under counter plumbing dishwasher or washing machine. Wood effect flooring runs throughout whilst mini wall mounted radiator and double glazed window overlooking conservatory completes the area.

Utility Room

2.59m x 2.44m (8' 6" x 8' 0") With further worktop space of its own, space for washing machine, breakfast bar and mini wall mounted radiator. Access to side elevation.

Utility Space continued

2.67m x 1.68m (8' 9" x 5' 6")

First Floor

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also features oak banister and loft access.

Bedroom One

4.62m x 2.66m (15' 2" x 8' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

2.44m x 1.68m (8' 0" x 5' 6") A stylish three piece suite consisting of; Jacuzzi bath, vanity handwash basin and low level WC. Double glazed obscured window to rear elevation and wall mounted radiator complete the space.

Bedroom Two

3.66m x 3.29m (12' 0" x 10' 10") With double glazed window enjoying rural views to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.93m x 3.10m (12' 11" x 10' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

2.95m x 2.09m (9' 8" x 6' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.31m x 1.67m (7' 7" x 5' 6") A tiled three piece suite including; Corner shower cubicle, handwash basin and low level WC. Ceiling fitted extractor unit, wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the home boasts prominent position with block paved driveway parking for several vehicles leading to integral garage which is fitted with light and power. There is some front lawn space and mature shrubbery adding further presence. The rear enclosed garden benefits from entertaining patio with steps leading to impressive lawned space ensuring the ideal area to host or relax. The space is secured by a mature shrubbery and steel gate to its borders making it ideal for those with pets or children.

Council Tax

We understand that the property currently falls within council tax band D, with Bolsover District 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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