



£699,950

Main Road, Higham DE55 6EH

Detached House | 5 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Executive Detached Family Home
- Self Contained Annex
- Stunning Countryside Views
- Impressive Rear Garden
- Four Double Bedrooms, Three En Suites + One Bed, One Bathroom Annex
- Highly Regarded Village Of Higham
- Driveway For Numerous Vehicles
- Ideal For Access to A38 & M1/Chesterfield
- Viewing Essential To Appreciate Character And Charm
- Car Port/Garage

Property Description

Derbyshire Properties are delighted to present this stunning executive detached home with separate self contained one bedroom annex. Situated in the highly regarded village of Higham, the property is the perfect family home offering spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this stunning executive detached home with separate self contained one bedroom annex. Situated in the highly regarded village of Higham, the property is the perfect family home offering spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, WC, Snug, Study, Utility Room, Kitchen, Dining Area & Orangery extension to the ground floor with four double Bedrooms, family Bathroom and three En Suites to the first floor.

Externally, the home sits on a wonderful plot set back from the road and framed by a combination of stunning sycamore tree and stone wall entrance. The driveway has capacity for numerous vehicles whilst there is also shared turning space with the neighbouring property. The garage can be accessed via the driveway whilst EV charging point also features. The rear garden is a wonderful space to host or relax with large entertaining patio housing hot tub and artificially turfed seating area forming the perfect environment. Further patio space extends to lawn area which offers picturesque countryside views towards Shirland. The lawn space also houses row of solar panels which combine with further solar panels on the roof, both contributing to the property's impressive energy rating.

Entrance Hallway

Accessed via composite doorway to front elevation with obscured twin panels. Herringbone effect LVT flooring runs throughout whilst doorways access;

Snug

3.33m x 3.20m (10' 11" x 10' 6") With double glazed windows to front and side elevation, wall mounted radiator and LVT herringbone style flooring.

Guest Cloakroom

With vanity handwash basin and low level WC. Mini wall mounted radiator and double glazed obscured window to side elevation completes the space.

Living Room

5.23m x 4.24m (17' 2" x 13' 11") With LVT herringbone style flooring, cast iron wall mounted radiator and double glazed sliding doors opening to Orangery extension. The centre piece of the room is electric fireplace set on raised hearth in decorative surround.

Orangery

4.34m x 3.38m (14' 3" x 11' 1") A stunning space boasting a wealth of natural light with roof lantern and bi fold doors opening to rear garden. Separate doorway into kitchen.

Kitchen/Diner

6.84m x 3.57m (22' 5" x 11' 9") A wonderful family room with double glazed window overlooking rear garden and LVT herringbone style flooring throughout. The kitchen itself benefits from a stylish range of shaker style cupboards and eye level units with complimentary worktops over a wide range of integrated appliances including; Oven, hob with accompanying extractor hood, microwave, fridge freezer, dishwasher and inset ceramic one and half bowl sink. Fitted breakfast bar provides seating space whilst there is further space for table and chairs to the dining area.

Utility Room

2.32m x 1.61m (7' 7" x 5' 3") Matching the shaker style of the kitchen with worktop space of its own incorporating ceramic sink whilst there is undercounter plumbing/power for washing machine/tumble dryer.

Study

3.55m x 2.68m (11' 8" x 8' 10") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

First Floor

Landing

Accessing all four double bedrooms and the family bathroom, this impressive carpeted space features double glazed windows to side and front elevations, wall mounted radiator and sizeable fitted cupboard for storage.

Bedroom One

5.21m x 4.21m (17' 1" x 13' 10") With two double glazed windows to rear elevation, cast iron wall mounted radiator, carpeted flooring and two double fitted wardrobe units offering a wealth of storage/hanging capacity.

En-Suite One

3.25m x 1.73m (10' 8" x 5' 8") A tiled three piece suite including; Walk-in shower, wall mounted vanity handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to rear, shaving point, airing cupboard for storage and ceiling fitted extractor unit completes the space.

Bedroom Two

3.47m x 2.83m (11' 5" x 9' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe provides valuable storage capacity. Access to En Suite.

En-Suite Two

1.75m x 1.70m (5' 9" x 5' 7") A tiled three piece suite including; Walk-in shower, vanity handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to rear, shaving point and ceiling fitted extractor unit completes the space.

Bedroom Three

3.44m x 2.86m (11' 3" x 9' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Double fitted wardrobe provides valuable storage capacity.

En-Suite Three

2.45m x 1.45m (8' 0" x 4' 9") Walk-in shower, wall mounted vanity handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to

front, shaving point, airing cupboard for storage and ceiling fitted extractor unit completes the space.

Bedroom Four

3.30m x 3.21m (10' 10" x 10' 6") With double glazed windows to front and side elevation and carpeted flooring.

Family Bathroom

2.42m x 2.02m (7' 11" x 6' 8") A stunning three piece suite featuring free standing bath with shower head attachment, wall mounted vanity handwash basin and lowlevel WC. Double glazed obscured window features to the front elevation whilst wall mounted radiator and ceiling fitted extractor unit to ceiling completes the space.

SELF CONTAINED ANNEX

A wonderful self contained living space which is perfect for multi generational living. The space features its own fitted kitchen housing hob, oven and sink alongside fitted shower room. The heating is a combination of underfloor heating and a recently fitted air conditioning unit. Double glazed bi fold doors open up to the rear patio space.

Outside

Externally, the home sits on a wonderful plot set back from the road and framed by a combination of stunning sycamore tree and stone wall entrance. The driveway has capacity for numerous vehicles whilst there is also shared turning space with the neighbouring property. The garage can be accessed via the driveway whilst EV charging point also features. The rear garden is a wonderful space to host or relax with large entertaining patio housing hot tub and artificially turfed seating area forming the perfect environment. Further patio space extends to lawn area which offers picturesque countryside views towards Shirland. The lawn space also houses row of solar panels which combine with further solar panels on the roof, both contributing to the property's impressive energy rating.

Council Tax

We understand that the property currently falls within council tax band F, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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

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