



£425,000

Main Road, Higham DE55 6EH

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Stunning Stone Character Property
- Garage & Driveway Parking
- EV Charging Point
- Newly Fitted Kitchen
- Wonderful Combination Of Tradition & Modernity
- Highly Regarded Village Location
- Countryside Location

Property Description

Derbyshire Properties are delighted to present this stunning stone built detached home located in the much sought after village of Higham. Forming a perfect balance of cosy traditional features & sleek modern aspects, the property is available to purchase with no upward chain.

Main Particulars

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Internally, the home briefly comprises; Entrance Porch, hallway, lounge, dining kitchen & WC to the ground floor with three well appointed double bedrooms, walk-in wardrobe & four piece family bathroom to the first floor.

Externally, the home benefits from stunning position within the very well regarded village of Higham boasting views across the Derbyshire countryside. There is front courtyard seating area with path leading to front door & mature flower beds/shrubbery throughout. There is space for one vehicle and access to garage via up and over door. The garage also houses light, power, EV charging point and utility area.

Entrance Porch & Hallway

Accessed via original timber door into stone built porch with twin arch windows, stone tiled flooring & exposed beams to the ceiling. Steps rise to secondary doorway housing wooden security door with double glazed panel. wood effect flooring extends throughout the hallway whilst double glazed feature window to rear elevation affords a fantastic amount of natural light. Doorways to;

Living Room

6.23m x 3.67m (20' 5" x 12' 0") Enjoying a triple aspect with double glazed units to front, side & rear elevation, the lounge also benefits from two wall mounted radiators, wood effect flooring & electric fireplace set on raised hearth in decorative surround.

Dining Kitchen

6.24m x 3.72m (20' 6" x 12' 2") A fantastic family room/entertaining space which benefits from dual aspect with double glazed windows to front & rear elevation. The kitchen itself features a range of base cupboards and eye level units with complimentary Quartz worktops over and a wealth of high end integrated appliances including; Oven, grill, microwave oven, induction hob with accompanying extractor hood, dishwasher & inset Belfast style sink. There is an impressive amount of storage space due to corner pull-out features whilst kitchen 'island' with butcher block work surface houses further storage capacity. Wood effect flooring extends to the dining area where wall mounted radiator and inset shelving feature completes the space.

Downstairs WC

With low level WC & wall mounted handwash basin.

Garage

Access to garage via up and over door. The garage also houses light, power, EV charging point and utility area.

First Floor

Landing

With access to all three bedrooms and the family bathroom.

Bedroom One

4.33m x 3.68m (14' 2" x 12' 1") Enjoying triple aspect with double glazed windows to front, side & rear elevation. Wall mounted radiator & full length fitted wardrobe completes the bedroom area whilst wood effect flooring extends to walk-in wardrobe/dressing room.

Bedroom Two

3.69m x 2.92m (12' 1" x 9' 7") With double glazed window to front & side elevation, wall mounted radiator and wood effect flooring.

Bedroom Three

3.70m x 3.23m (12' 2" x 10' 7") With double glazed window to rear & side elevation, wall mounted radiator and wood effect flooring.

Bathroom

3.44m x 1.65m (11' 3" x 5' 5") A stylish four piece tiled suite comprising; Bath with shower screen and attachment, vanity handwash basin, bidet & low level WC. Ceiling fitted extractor unit, wall mounted heated towel rail and obscured double glazed window to front elevation completes the space.

Outside

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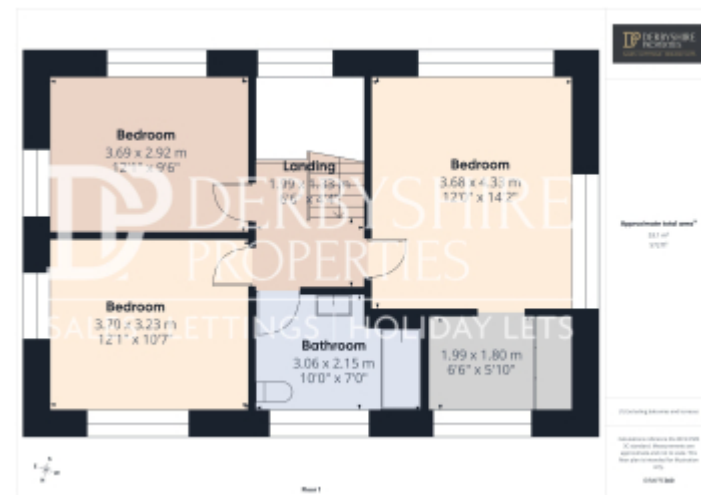
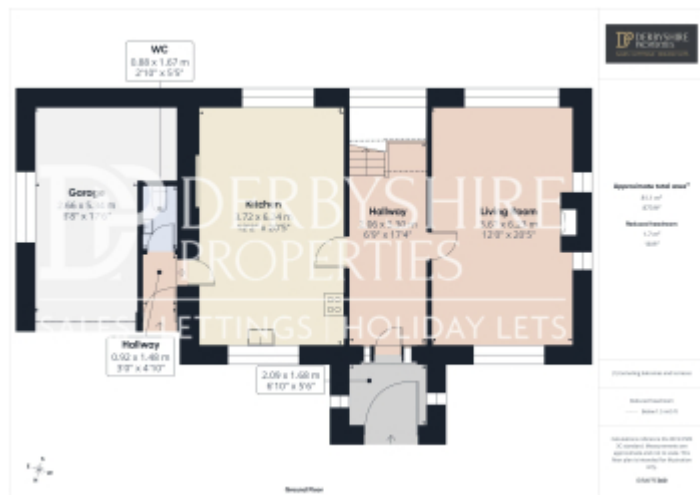
Council Tax

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

Disclaimer

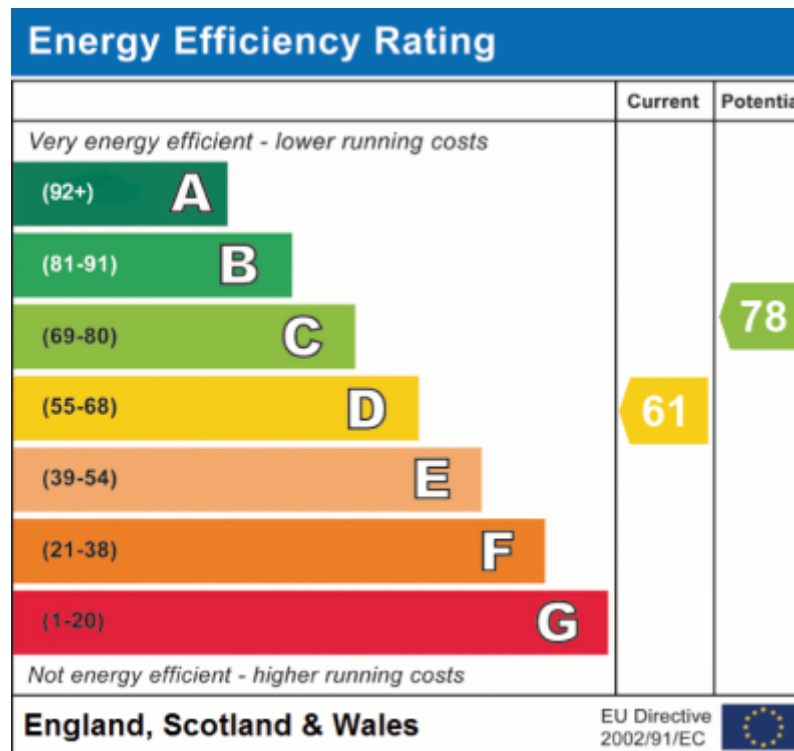
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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