



£365,000

Church Hill, Blackwell DE55 5HN

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Double Bedrooms
- Family Home
- Countryside views to front and rear
- Perfect for access to A38 and M1
- Viewing Absolutely Essential
- Stunning Open Plan Kitchen/Dining Area

## Property Description

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## Main Particulars

Derbyshire Properties are delighted to present this four bedroom family home set in stunning semi rural location with reaching countryside views to all aspects. Boasting versatile and spacious accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Snug/Playroom, Lounge, Boot Room and stunning open plan Dining Kitchen opening to rear enclosed garden to the ground floor with four double Bedrooms and two well appointed family Bathrooms the first floor.

Externally, the property occupies impressive plot consisting of driveway parking for multiple vehicles to the front elevation with access via side elevation to stunning rear garden which features sizeable lawn space and two separate entertaining patios, one of which currently housing a hot tub ensuring the perfect space for hosting or relaxing.

### Entrance Hallway

Accessed via UPVC glazed entrance door with oak flooring, double panelled radiator, spot lighting to the ceiling with dimer light switch control and staircase rising to first floor. Boot room off the hallway provides ideal storage.

### Living Room

15' 7" x 13' 10" (4.75m x 4.22m) With feature fireplace housing multi fuel burner on raised hearth set in decorative oak surround, double glazed windows to both side elevation, wall mounted radiator and carpeted flooring.

### Lounge

17' 1" x 14' 10" (5.21m x 4.52m) With double glazed French doors accessing rear enclosed garden, two wall mounted radiators and further double glazed window to front elevation.

### Kitchen

24' 8" x 14' 7" (7.52m x 4.45m) Wonderful open plan Dining Kitchen featuring a range of base cupboards and eye level units with stunning granite worktops covering the main workspace and kitchen island. Integrated appliances include: Induction hob with accompanying extractor hood, electric oven, microwave, coffee machine, wine fridge, dishwasher and double Belfast sink. Double glazed window to rear elevation features whilst tiled flooring extends to the Dining Area where double glazed French doors opening to the rear enclosed garden are located alongside wall mounted radiator.

### First Floor

### Landing

Impressive Landing space with double glazed window to front elevation and doorways to;

#### Bedroom One

15' 11" x 13' 0" (4.85m x 3.96m) With double glazed windows to the side elevations, wall mounted radiator and carpeted flooring. A range of fitted wardrobe units provides ample storage capacity whilst Bedroom one also has Loft access.

#### Bathroom

8' 10" x 5' 8" (2.69m x 1.73m) A two piece suite comprising; Corner bath unit and double vanity handwash basin. Wall mounted extractor fan, wall mounted heated towel rail and double glazed obscured window to front elevation completes the space.

#### Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide impressive storage/hanging capacity.

#### Bedroom Three

12' 3" x 10' 8" (3.73m x 3.25m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted shelving provides additional storage.

#### Bedroom Four

11' 4" x 10' 10" (3.45m x 3.30m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to in built storage/wardrobe space.

#### Bathroom

9' 9" x 5' 8" (2.97m x 1.73m) A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin with granite work surface and low level WC. Wood effect flooring runs throughout whilst double glazed obscured window to rear elevation and wall mounted heated towel rails completes the space.

#### Outside

Externally, the property occupies impressive plot consisting of driveway parking for multiple vehicles to the front elevation with access via side elevation to stunning rear garden which features sizeable lawn space and two separate entertaining patios, one of which currently housing a hot tub ensuring the perfect space for hosting or relaxing.

#### Council Tax

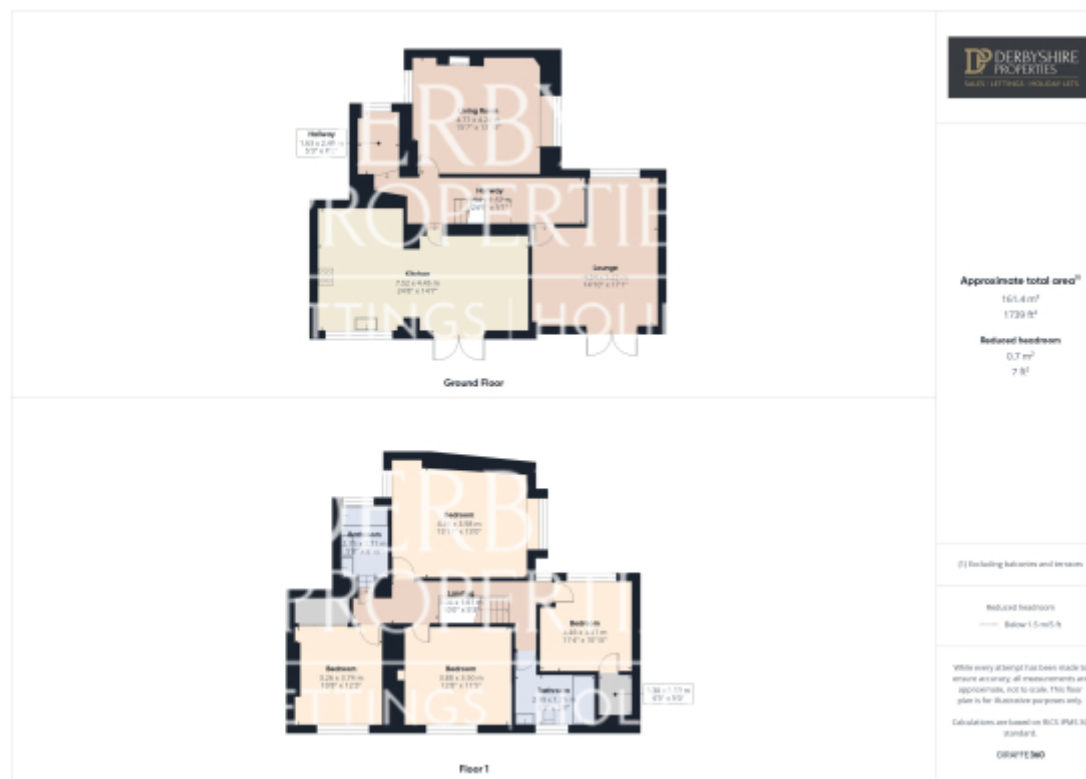
We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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.

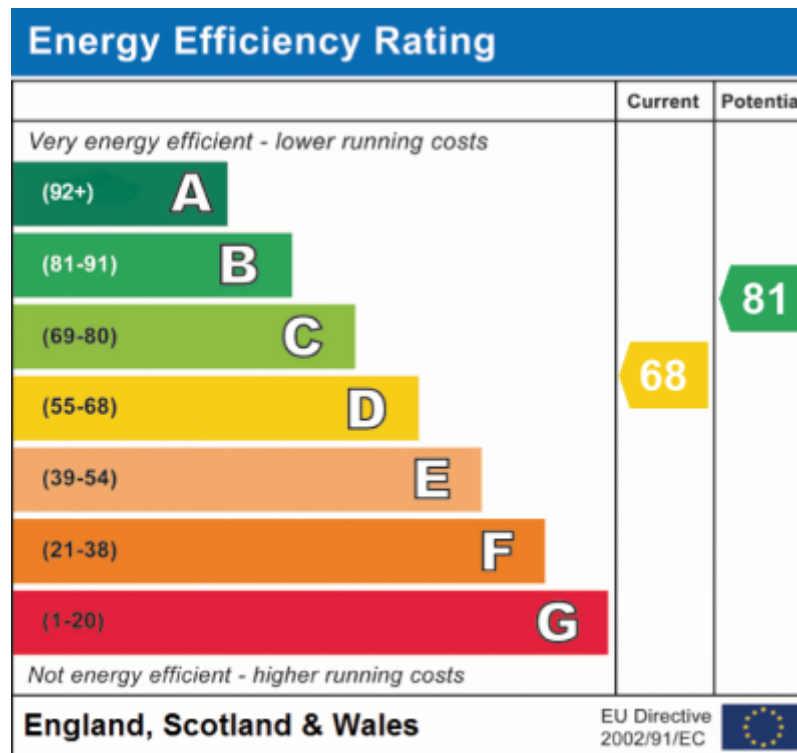
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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



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