



**Cala d'or, Horsley Lane, Coxbench,
Derbyshire, DE21 5BH**

Offers Over £450,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Executive Detached Home
- Two High Quality En Suites
- Open Plan Dining Kitchen With Open Views
- Driveway, Garage & Workshop
- Rural Yet Convenient Location
- Four Double Bedrooms
- Exquisite Fully Tiled Family Bathroom
- Spacious Dual Aspect Lounge
- Beautifully Established Gardens
- Viewing Essential

An elevated house with an elevated specification. This magnificent, unique and spacious, executive detached dwelling has been sophisticatedly and stylishly modernised throughout by the current owners, creating a large family home with four double bedrooms, two en suite shower rooms with spectacular fittings and a wonderful open plan dining kitchen of the highest order with far reaching picturesque open views.

This unbelievable home is positioned in a totally private, elevated position on the rural and charming Horsley Lane which lays host to a delightful range of other fabulous residential properties, which helps to create a perfect, high class feel. Although this home is positioned in a private and rural location, it's also conveniently placed with a nearby, well serviced bus route, highly regarded local schools and the A38 just a short distance anyway, making it easily accessible with great transport links.

The spacious accommodation is incredibly well balanced with generously proportioned rooms throughout, comprising an initial entrance hall, spacious open plan dining kitchen having stunning views to the front, dual aspect lounge with double glazed French doors opening onto a lovely, raised patio area, inner hallway with handy storage cupboard, two double bedrooms including one with a substantial range of fitted wardrobes and a exquisite family bathroom. To the first floor landing, there is an open space with internally built storage, two large double bedrooms, both with en suite shower rooms with walk in showers and the master benefiting from a substantial walk-in dressing room or nursery.

Externally, this property, as mentioned previously, stands in a wonderful and private elevated position having an initial driveway and detached garage. There is a stepped walkway to the initial secure entrance gate with a set of further steps with sensor security post lights going up the steps from the entrance gate which are also above the main entrance door. There is a wonderfully mature and established stone rockery border, full of beautiful plants and shrubs. The gardens span around both sides of the property having a raised patio sitting area with chunky wooden posts and toughened sleek glass inner panels giving an open and spacious feel with external lighting. There is a well maintained lawn softened by further borders having mature shrubs and second patio sitting area over the garage. To the other side of the property, there is a gravelled walkway through to a hidden section of garden with an excellent external workshop having power, lighting, a double glazed window and composite door.

Overall, a viewing is essential to appreciate this magnificent, unique family home with more positives than you can possibly mention.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS INTO THE:

ENTRANCE HALL

4'11" x 3'11" (1.50m x 1.19m)

With ceiling spotlights and oak internal doors into both wonderfully spacious reception rooms.

OPEN PLAN DINING KITCHEN

23'9" max 15'0" max (7.24m max 4.57m max)

A spectacular, high quality open plan dining kitchen which is a perfect balance of contemporary and traditional, with its extensive range of shaker style wall cupboards, base units and drawers with a sleek and stylish, chunky flat edge working surfaces over with matching splash backs. Inset Blanco composite sink with drainer and matte cream mixer tap. Electric Britannia range cooker that will be included within the sale, concealed AEG extractor hood over. Integrated washing machine, tumble dryer and integrated Bosch microwave. There is also a substantial space for a fridge/freezer, an array of power points and concealed ceiling spotlights to the kitchen area. There is also a contemporary, full height radiator, tiled floor, recess area to the rear with a wrap around staircase rising to the first floor landing, spacious dining hub with feature pendent light point and TV point and double glazed windows to the side and front elevations with the one to the front framing the magnificent open view over the Derbyshire countryside.

LOUNGE

18'9" x 10'5" (5.72m x 3.18m)

A stunning naturally light dual aspect reception room which benefits from far reaching open views over the Derbyshire countryside. There is also a radiator, tiled floor, ceiling light point, main Hive central heating control hub, two TV points, double glazed French doors with double glazed side panels onto the elevated patio area and double glazed window to the front elevation, enjoying those views.

INNER HALL

7'0" x 2'7" (2.13m x 0.79m)

An inner hallway with a ceiling light point, handy storage cupboard and internal oak doors providing access into two of the ground floor double bedrooms and into the family bathroom.

BEDROOM 3

14'8" x 9'6" (4.47m x 2.90m)

A spacious double bedroom having a substantial range of internally built wardrobes with mirrored sliding doors. There is a radiator, ceiling light point, TV point, tiled floor and a double glazed window overlooking the private garden.

BEDROOM 4

11'10" x 10'7" (3.61m x 3.23m)

A fourth double bedroom with a radiator, tiled floor, ceiling light point, TV point and a double glazed window to the side elevation.

FAMILY BATHROOM

8'8" x 4'11" (2.64m x 1.50m)

An exquisite family bathroom with premium quality fittings. There is a three piece suite comprising a free standing high sided bath with contemporary wall inset chrome mixer tap. Low flush WC with hidden lift up storage behind, bespoke vanity unit with storage drawers beneath and an upstanding ceramic sink again with a contemporary wall inset chrome mixer tap. There is also a chrome heated towel radiator, fully tiled walls and floor with central feature tiling, extractor fan, ceiling light point and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

10'10" x 7'8" into wardrobes (3.30m x 2.34m into wardrobes)

An open galleried style landing again enjoying plenty of storage having a full width range of internally built wardrobes with mirrored sliding doors. There is also a feature pendent light point and a double glazed Velux window.

MASTER BEDROOM

15'10" max x 12'4" (4.83m max x 3.76m)

A stunning open and spacious master suite with a radiator, ceiling spotlights, TV point, double glazed Velux window to one elevation and a double glazed dormer window to the alternate side creating a naturally light space with great views. The room also adds flexibility with internal mirrored sliding doors providing access into a handy dressing room area which could easily be utilised as a nursery.

DRESSING ROOM

8'0" x 6'8" (2.44m x 2.03m)

Accessed via a sliding door, this room is perfect for multiple uses for however any potential purchase deemed fit. There is a wall mounted hanging rail, ceiling light point and a double glazed window to the side elevation.

EN SUITE SHOWER ROOM

7'10" x 6'6" (2.39m x 1.98m)

An impeccably designed and well thought out en suite shower room with three piece suite comprising a double walk in shower with wall inset chrome overhead drencher with concealed chrome controls which operates off the high powered boiler providing excellent water pressure. Low flush WC with concealed cistern and a bespoke made vanity unit with upstanding ceramic sink with wall inset contemporary chrome mixer tap and storage beneath, wall mounted inset shaving point, feature wall tiling, ceiling spotlight, wall mounted LED back lit mirror and an extractor fan.

BEDROOM 2

16'0" max x 12'7" (4.88m max x 3.84m)

A second spacious double bedroom to the first floor again benefiting from a dual aspect outlook with a radiator, ceiling spotlights, double glazed window and a double glazed Velux window both to opposing sides.

EN SUITE SHOWER ROOM

8'1" x 6'5" (2.46m x 1.96m)

A second fantastic designed and well thought out en suite shower room that mirrors the first, with a three piece suite comprising a double walk in shower with wall inset chrome overhead drencher with concealed chrome controls which operates off the high powered boiler providing excellent water pressure. Low flush WC with concealed cistern and a bespoke made vanity unit with upstanding diagonal sided ceramic sink with wall inset contemporary chrome mixer tap and storage beneath, wall mounted inset shaving point, feature wall tiling, ceiling spotlight, wall mounted LED back lit mirror and an extractor fan.

OUTSIDE

Externally, this property, as mentioned previously, stands in a wonderful and private elevated position having an initial driveway and detached garage. There is a stepped walkway to the initial secure entrance gate with a set of further steps with sensor security post lights going up the steps from the entrance gate which are also above the main entrance door. There is a wonderfully mature and established stone rockery border, full of beautiful plants and shrubs. The gardens span around both sides of the property having a raised patio sitting area with chunky wooden posts and toughened sleek glass inner panels giving an open and spacious feel with external lighting. There is a well maintained lawn softened by further borders having mature shrubs and second patio sitting area over the garage. To the other side of the property, there is a gravelled walkway through to a hidden section of garden with an excellent external workshop having power, lighting, a double glazed window and composite door.

EXTERNAL GARDEN ROOM / WORKSHOP

18'2" x 8'1" max (5.54m x 2.46m max)

A handy breeze block constructed with timber decorative external paneling. There is also an array of power points and internal lighting off a secure separate consumer unit and a double glazed window to the front and a composite door to the side elevation.

DETACHED GARAGE

16'5" x 11'5" max (5.00m x 3.48m max)

With large front secure door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

SERVICES DETAILS

Services are connected with oil fired heating.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

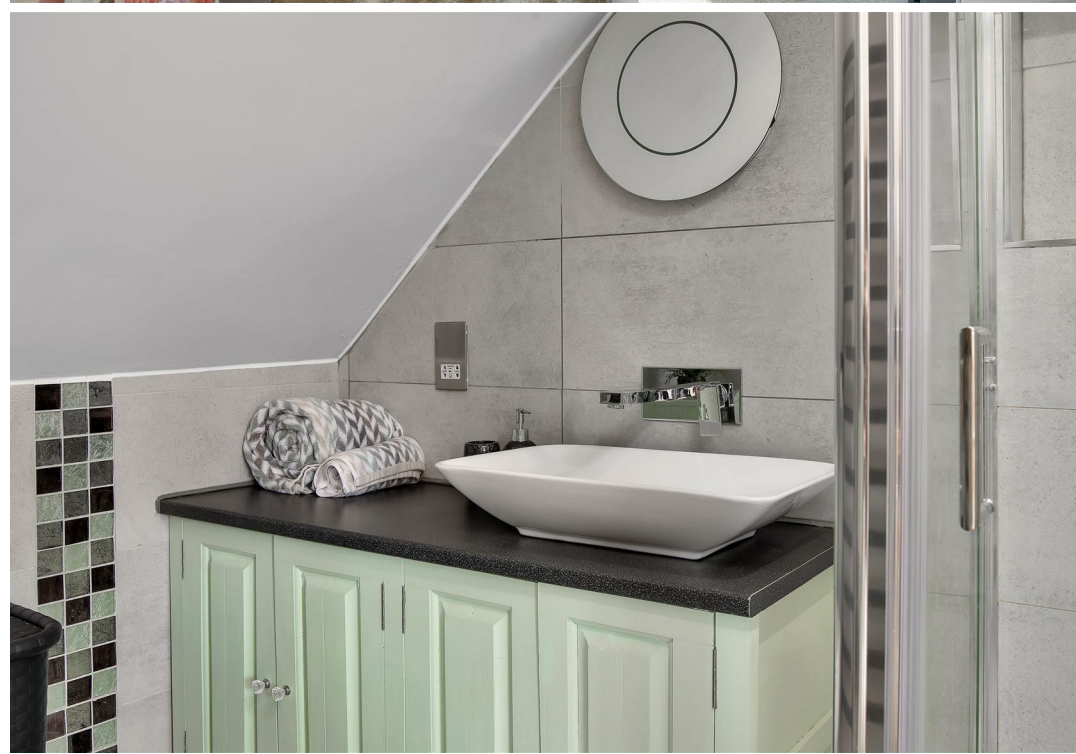
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

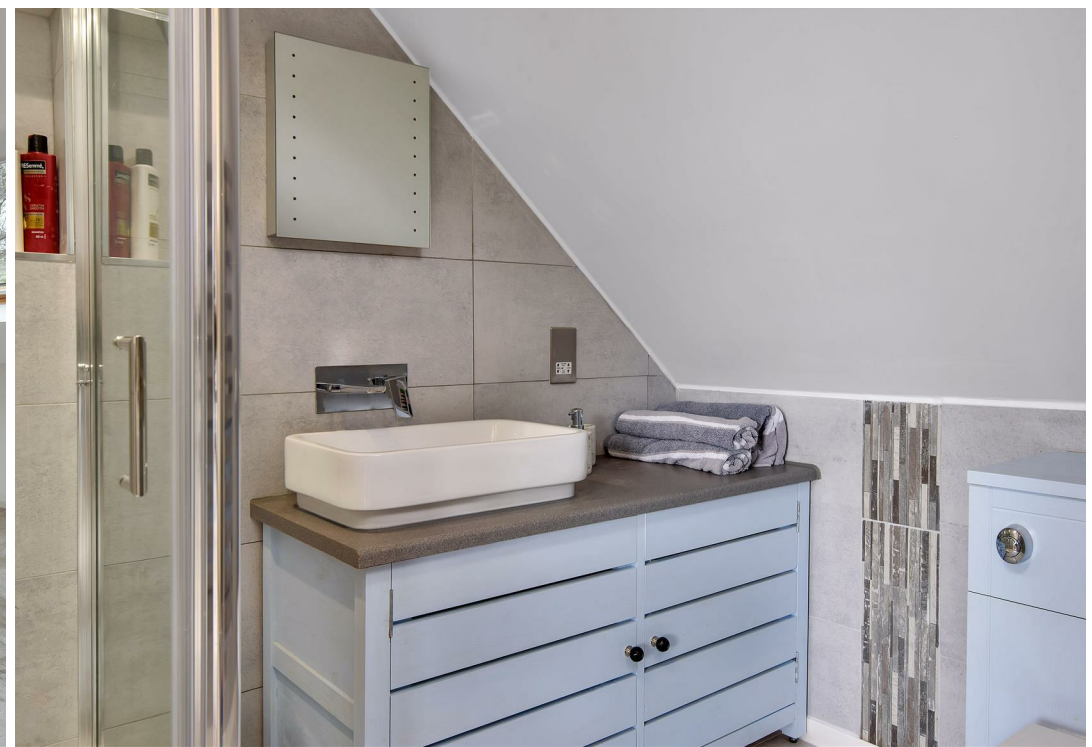










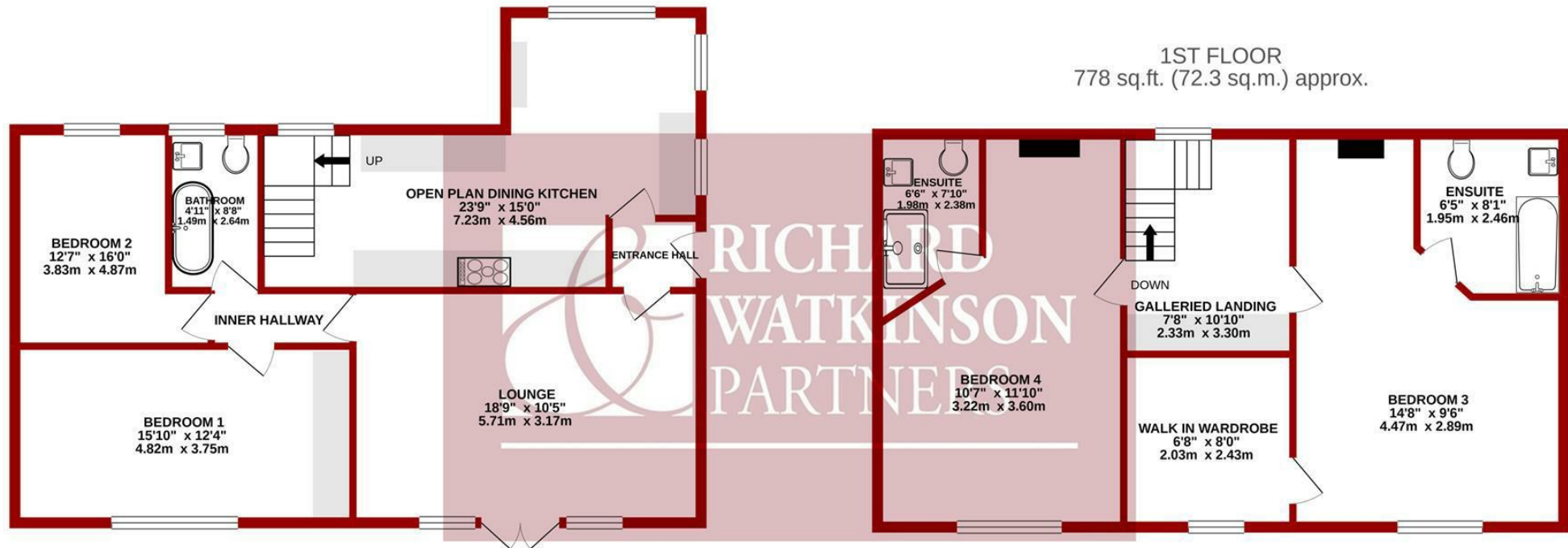






GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

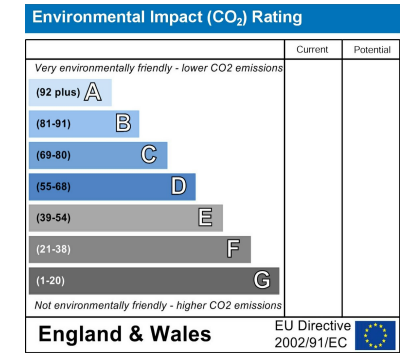
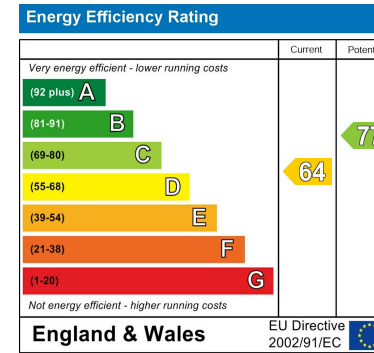
1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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