Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

# 14 Church Street, Denby Village, DE5 8PA

## £550,000

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A beautifully presented detached chalet bungalow residence offering generously proportioned yet versatile four bedroom accommodation with well stocked south facing gardens, which wrap around, with workshop building, garage and car parking for several vehicles. Viewing is highly recommended.

# 14 Church Street, Denby Village, DE5 8PA

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The welcoming accommodation comprises an entrance porch, reception hallway, impressive sitting room with dual aspect windows overlooking the beautiful gardens, open plan dining kitchen well appointed with quality units, integrated appliances, central island unit and bi-fold doors open into the conservatory. There is a side lobby with boiler room and utility facilities in the garage. To the first floor there are two double bedrooms both with en-suite shower rooms and landing with storage.

Benefitting from UPVC double glazed windows and doors, gas central heating, cavity wall insulation and a security alarm.

To the front of the property is a Presscrete driveway which sits behind a boundary wall and provides generous car parking, hard standing and leads to the garage. Two side doors lead to the impressive south facing gardens, which wraparound the property with well stocked flower beds, lawn, vegetable plot and a sunny patio area, perfect for alfresco dining and entertaining. There is a timber workshop building, green house and garden shed.

Denby Village is a sought after location with parish church, primary school and local pubs/ restaurants. Ripley and Belper are within easy reach and having convenient access to both Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

### ACCOMMODATION
Half glazed double UPVC entrance doors allow access.

### ENTRANCE PORCH
There is a light, Terazza tiled floor and glazed wooden door opens to :

### RECEPTION HALLWAY
Having engineered oak flooring, dado rail, coving, built-in cloaks cupboard and stairs climb to the first floor.

### GUEST WC
Appointed with a close coupled low flush WC, wall mounted wash hand basin, ceramic tiled flooring, complementary full tiling and a UPVC double glazed window to the front.

### LOUNGE
17'8 x 13'3 (5.38m x 4.04m)
A naturally light and spacious room having dual aspect UPVC double glazed windows overlooking the beautiful gardens, engineered oak flooring, recessed fireplace with an electric stove, coving, wall lights, radiator and TV aerial point. A glazed door opens into :

### DINING KITCHEN
26'4 x 9'11 overall measurements (8.03m x 3.02m overall measurements)

### KITCHEN
15'11 x 9'11 (4.85m x 3.02m )
Comprehensively appointed with a stylish range of quality curved base cupboards,

drawers, eye level units, plate rack and a central island incorporating a breakfast bar with pendant lighting. There is an inset sink drainer with mixer taps and plinth/ kickboard heater below, tiled splash back and under plinth lighting. Integrated appliances include a Delonghi dual fuel range cooker with a five ring gas hob, twin electric ovens and grill, extractor hood, dishwasher and fridge. There is matching engineered oak flooring, mood lighting and triple bi-fold doors open into the conservatory.

## DINING AREA

10'6 x 9'11 (3.20m x 3.02m)

Having UPVC double glazed French doors opening onto the garden and engineered oak flooring.

## CONSERVATORY

14'8 x 9'11 (4.47m x 3.02m )

Constructed with a brick base, UPVC double glazed windows and French doors, with a climate control glass roof operated via a switch control. Having a radiator, light, power and wall lighting. A secure entrance door opens into :

## SIDE LOBBY

An entrance from the front leads to the rear with a personal door opening into the garage.

## BOILER ROOM

Fitted with a Vaillant condensing boiler and a pressurised hot water cylinder.

## BEDROOM THREE

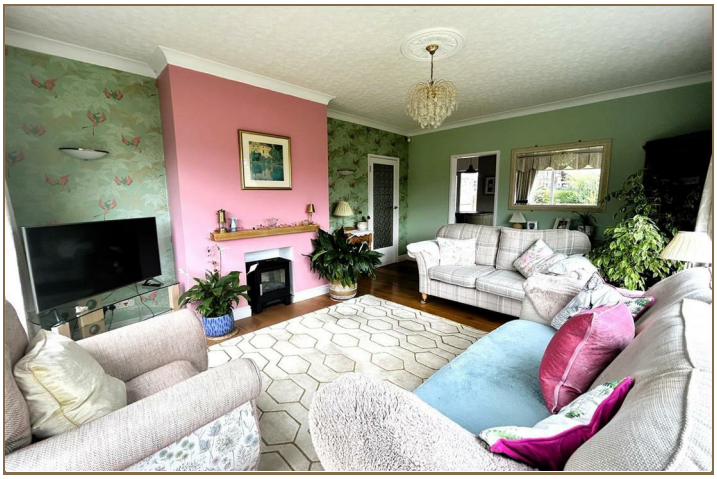
13'5 x 12'7 max measurements (4.09m x 3.84m max measurements)

A double sized bedroom currently used has a music room with a UPVC double glazed window to the side and a high level UPVC window to the front, radiator and oak effect flooring.

## BEDROOM FOUR

10'2" x 12'7" max measurements (3.12m x 3.84m max measurements)

Having a radiator and a UPVC double glazed window to the side overlooking the garden.



## TO THE FIRST FLOOR

### LANDING
There is access to a walk-in store with light and access to eaves storage.

### BEDROOM ONE
13' x 11'2 (3.96m x 3.40m )
Having a radiator, TV aerial point, telephone point, UPVC double glazed window to the rear and a range of built-in wardrobes providing hanging and shelving.

### EN-SUITE ONE
4'9 x 6'2 (1.45m x 1.88m )
Appointed with a three piece suite comprising a double shower enclosure with thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary tiling, shaver point, extractor fan and a heated towel radiator.

### BEDROOM TWO
12'5 ' x 12'9 max measurements (3.78m ' x 3.89m max measurements)
Having a range of built-in wardrobes providing hanging and shelving and a UPVC double glazed window to the front elevation.

### EN-SUITE TWO
7'1 x 4'9 (2.16m x 1.45m )
Appointed with a three piece suite comprising a fully tiled shower enclosure, pedestal wash hand basin and a low flush WC. There is complementary tiling, shaver point, extractor fan and a heated towel radiator.

### OUTSIDE
To the front of the property is a walled fore garden with established trees, shrubs and flowering plants. A generous Presscrete driveway provides off road parking and hardstanding for several vehicles and leads to a garage.

### GARAGE
19'2 x 10'1 (5.84m x 3.07m )
Having a remote electric roller door, light, power, UPVC double glazed window and a utility space with plumbing for a washing machine, space for a tumble dryer and Fridge freezer.

## GARDEN
The landscaped south facing garden is well stocked with mature trees, shrubs and flowering plants, extending to the side with a lawn. There is a paved seating area, sunny patio and a timber built work shop. There is outdoor lighting, tap and power points.

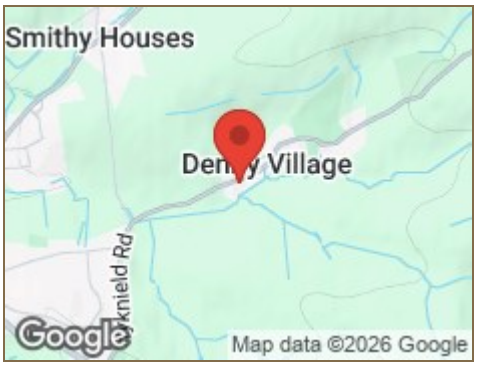
## WORKSHOP
26'0" x 14'11" (7.93 x 4.57)
Being fully insulated with light, power, work benches and double doors to the side

## GREEN HOUSE AND TOOL SHED
With light and power.

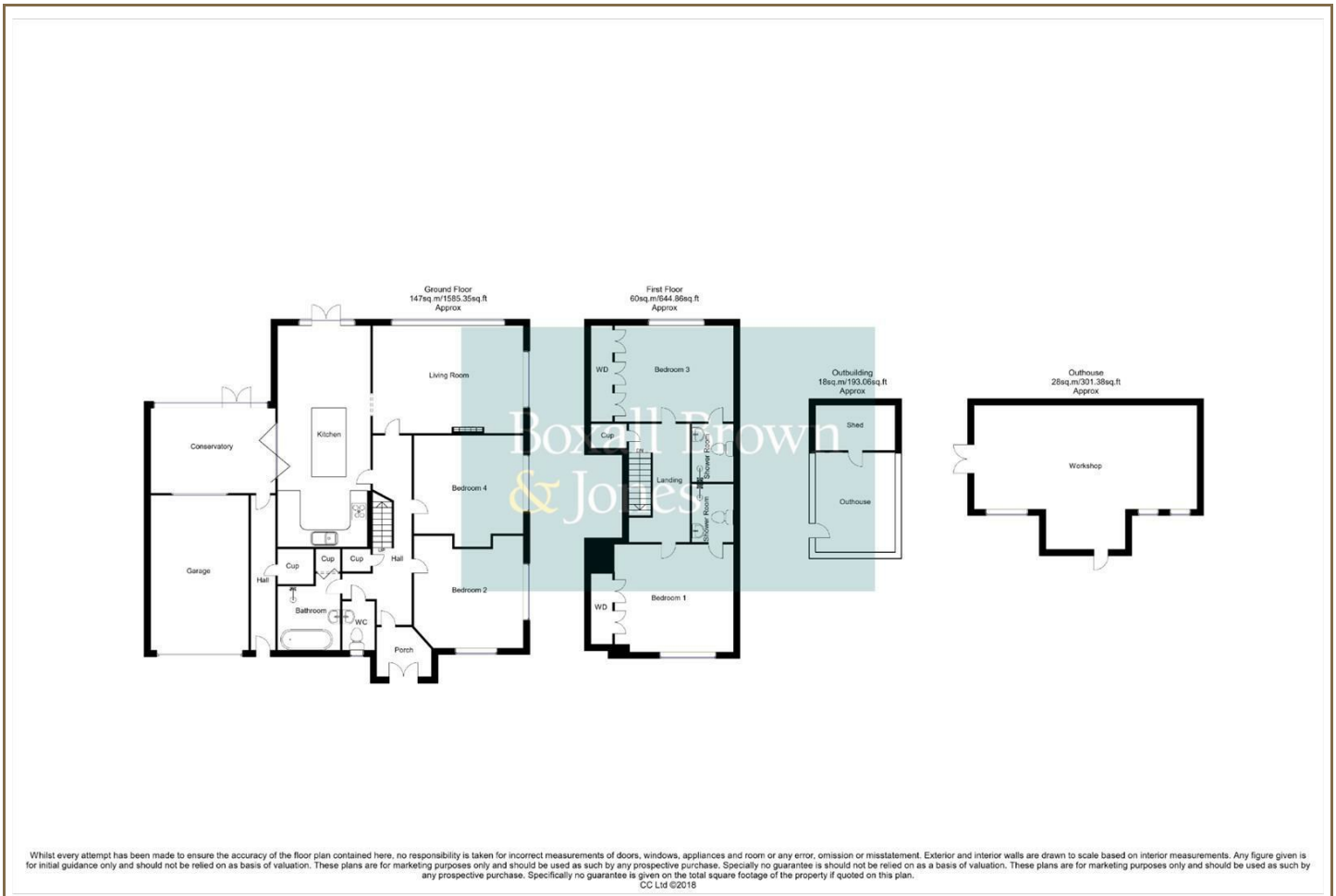
## Road Map

## Hybrid Map

## Terrain Map




## Floor Plan

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## Viewing

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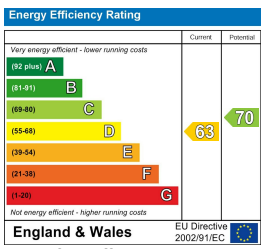
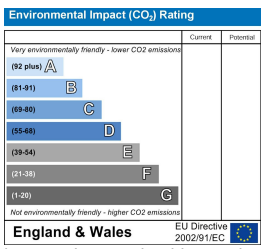
## Energy Efficiency Graph

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