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4 Bed House - Detached

Hollies Lodge Spondon  
Road  
Dale Abbey  
DE7 4PQ

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£2,750 Per Calendar Month

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Fletcher  
& Company

# Hollies Lodge Spondon Road

DE7 4PQ



- Converted & Extended Detached Barn
- Available Immediately & Sitting On Approximately 3/4 acre
- Entrance Hall & Ground Floor Shower Room
- Fabulous Open Plan Living Kitchen
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms Both with En-Suite Shower Rooms
- Ample Off-Road Car Parking
- A Very Flexible Garden With Two Additional Rooms On The Ground Floor
- Fabulous Far-Reaching Views
- Viewing Is Advised To Appreciate The Quality Of This Property

Available Immediately - A newly converted and extended, two storey, four bedroom, detached barn occupying a fabulous plot measuring approximately 3/4 of an acre and affording fabulous field views and generous fore-garden. The property has been completely upgraded and is ready now!

The property is double glazed and LPG heated and comprises entrance hall, fabulous light and airy living kitchen with three aspects to the east, west and south, fitted kitchen with a full range of built-in appliances, two sets of bifold doors leading on to the rear garden, two ground floor bedrooms and a superbly appointed shower room. The first floor accommodation comprises a landing leading to a generous principle bedroom with vaulted ceiling and en-suite shower room and a further bedroom with en-suite shower room.

The property is positioned down a track owned by the property and this culminates in ample car standing space. To the rear of the property there is an enclosed rear garden with terrace and particularly impressive views to the southern aspect over neighbouring fields.





### The Location

The property is located off Spondon Road, close to the very popular Stable View café and offers fabulous walks in the surrounding open countryside. Further amenities include schooling at Dale Abbey and further walks to Monks Cave. Neighbouring Spondon offers facilities including shops, restaurants, pubs and easy access to Derby along the A52. The property is also close to Ilkeston and the M1 motorway.

### Accommodation

#### Ground Floor

##### Hallway

8'7" x 8'4" (2.63 x 2.55)

A quality entrance door provides access to hallway with feature high ceiling, staircase to first floor and wood effect herringbone pattern floor covering which continues throughout the ground floor (minus the shower room).

##### Fabulous Open Plan Living Kitchen

19'8" x 16'8" (6.00 x 5.09)

A fabulous light and airy space with windows/bifold doors and impressive views to front over the long stretch of lawn with an easterly elevation through the double glazed windows. There are bifold doors to the southerly aspect offering fabulous field views and bifold doors to the westerly aspect, also with field views, as well as overlooking the enclosed garden.

##### Spacious Lounge/Dining Area

A spacious lounge/dining area with central heating radiator.

#### Kitchen Area

A high specification kitchen comprising quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards and integrated appliances including fridge freezer, oven, electric hob, washing machine and dishwasher.

#### Bedroom Three

12'1" x 8'0" (3.70 x 2.44)

Having a central heating radiator and double glazed window.

#### Bedroom Four

8'7" x 8'5" (2.63 x 2.58)

With central heating radiator and double glazed window to front.

#### Superbly Appointed Shower Room

8'0" x 3'10" (2.46 x 1.18)

Partly floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle with hand shower attachment and rain shower head over, chrome towel radiator, and sealed unit double glazed window.

#### First Floor Landing

8'4" x 2'9" (2.56 x 0.84)

A feature galleried landing overlooking the hall beneath with feature balustrade and sealed unit double glazed Velux window to front.

#### Principle Bedroom

16'11" x 16'7" (5.17 x 5.08)

A fabulous room with feature high ceilings, four sealed unit double glazed Velux windows and further double glazed window which combine to offer light from three elevations as well as the window providing fabulous south facing views over neighbouring fields. There is also a central heating radiator, storage cupboard and panelled door to en-suite.

#### Superbly Appointed En-Suite Shower Room

8'6" x 3'11" (2.60 x 1.21)

Partly floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle with hand shower attachment and rain shower head over, chrome towel radiator, shaver point and sealed unit double glazed Velux window to rear.

#### Bedroom Two

9'11" x 8'8" (3.03 x 2.66)

With central heating radiator, sealed unit double glazed window to front offering a view over the large strip of land to the front of the park and panelled door to en-suite.

#### Superbly Appointed En-Suite Shower Room

8'6" x 3'11" (2.60 x 1.21)

Partly floor and wall tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, walk-in shower cubicle, hand shower attachment with rain shower head over, shaver point, chrome towel radiator and sealed unit double glazed window to rear.

#### Outside

To the rear of the property there is an enclosed garden featuring a terrace/patio and lawn bounded by walls and hedging. There is access down the side of the property which leads to the front, low maintenance garden and gravelled driveway. There is an additional generous lawn section which stretches to a wall at the tip of the fore-garden. The area could be used as a well-established fore-garden to complement the rear garden.

#### Council Tax Band A



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) (A)	B		
(C) (B)	C	84	
(D) (C)	D	66	
(E) (D)	E		
(F) (E)	F		
(G) (F)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A) plus	A		
(B) (A)	B		
(C) (B)	C		
(D) (C)	D		
(E) (D)	E		
(F) (E)	F		
(G) (F)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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