



5 Bed House - Detached

White Gables Holly Bush Lane, Makeney, Belper DE56 0RX

Offers Around £725,000 Freehold



5



4



3



A

Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Detached Home
- Views Of The Derwent Valley
- Lounge, Dining Room, Conservatory
- Breakfast Kitchen. Utility, Pantry
- Four/Five Bedrooms
- En-suite, Family Bathroom & Shower Room
- Private Sunny Landscaped Gardens
- Large Driveway - Two Garages
- Summerhouse, Greenhouse, Shed
- Offers Versatile Living and Could Easily Create a Granny Annex

A fantastic opportunity to acquire a beautiful detached home situated on an elevated position with views of the Derwent Valley and beyond. This property is located in the very desirable hamlet of Makeney and offers versatile living and could easily create a granny annex.

The property sits on a large mature garden plot with a warm westerly aspect and natural stone walls.

The garden enjoys many pleasant areas including a beautiful landscaped terrace with summerhouse and productive vegetable plot.

A large driveway provides several car standing spaces (including caravan/motorhome space) and two large garages.

The Location

The village of Makeney is noted for its Holly Bush Inn and Makeney Hall with its splendid grounds. The nearby villages of Milford, Holbrook and Duffield offer an excellent range of amenities including noted primary schools, a varied selection of shops and a regular bus service. Belper, a thriving town is situated only 2 miles away and offers a more comprehensive range of facilities and leisure facilities. Chevin golf course located in Duffield is highly regarded and delightful walks can be found in the neighbouring hills. Other places of interest is Carsington water and the famous market town of Ashbourne known as the gateway to the Peak District. Nearby transport links include the A6 and A38 which leads to the M1 motorway.

Accommodation

Storm Porch

With quarry tiled flooring, outside light and character entrance door with stained glass with leaded finish opening into spacious entrance hall.

Spacious Entrance Hall

21'7" x 6'5" (6.59 x 1.98)

With Piranha solid wood deep skirting boards and architraves, high ceilings, solid oak wood flooring, inset doormat, matching stained glass windows with leaded finish either side of entrance door, radiator, wall lights, built-in cupboard housing the high-efficiency Worcester boiler, additional built-in double storage cupboard with double opening solid wood doors and double glazed door giving access to garden.

Charming Lounge

23'3" x 18'3" into bay (7.09 x 5.58 into bay)

With large exposed brick wall incorporating inglenook style fireplace with inset solid oak lintel and open grate fire with raised quarry tiled hearth, double glazed windows with leaded finish with stained glass either side of fireplace, Piranha solid wood deep skirting boards and architraves, high ceilings, two radiators, pleasant views across the Derwent Valley, large double glazed bay window incorporating bay seats with storage cupboards underneath, two additional double glazed windows, solid wood internal door with chrome fittings and internal attractive half glazed solid wood internal doors giving access to dining room.



Dining Room

14'9" x 10'3" (4.52 x 3.14)

With solid wood flooring, Piranha solid wood deep skirting boards and architraves, high ceilings, radiator, double glazed internal French doors opening into conservatory, double glazed French doors opening onto superb, landscaped garden with featured composite decking with glass balustrades and internal solid wood door.



Conservatory

19'3" x 9'3" (5.87 x 2.82)

Enjoying a warm south-westerly aspect with views across the Derwent Valley, electric ceiling windows, two matching double glazed sliding windows and additional double glazed door giving access to the beautiful, landscaped garden with raised featured composite decking and glass balustrade.

Breakfast Kitchen

20'0" x 12'5" (6.12 x 3.80)

A beautiful, handcrafted kitchen consisting of one and a half inset sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with granite worktops, space for Rangemaster cooker, Rangemaster extractor hood over, tiled flooring, Piranha solid wood deep skirting boards and architraves, high ceilings, matching fitted breakfast bar with granite worktops and storage cupboards underneath, excellent wall display cabinet with glass shelving, high ceilings with further vaulted ceilings and two Velux style windows, radiator, three double glazed windows, views towards the Derwent Valley and beyond, space for American style fridge/freezer, integrated Bosch dishwasher, concealed recycling bins, floor-to-ceiling pantry cupboard, microwave alcove space, concealed worktop lights and two internal solid wood doors with chrome fittings.



Inner Lobby

With cupboard housing the gas meter.

Utility/Laundry

11'6" x 10'4" (3.51 x 3.17)

With single stainless steel sink unit with mixer tap, fitted wall and base cupboards with matching worktops, additional two ring electric hob with additional electric fan assisted oven, plumbing for automatic washing machine, laminated flooring, space for tall fridge/freezer, two double glazed windows both having fitted blinds, under-stairs storage cupboards, radiator, extractor fan and pine staircase leading to study/bedroom.



Walk-In Pantry

8'8" x 2'7" approximately (2.66 x 0.79 approximately)

With fitted shelving and internal solid wood door with chrome fittings.

Bedroom One

14'3" plus wardrobes x 11'8" (4.35 plus wardrobes x 3.58)

With a good range of fitted bedroom furniture including floor-to-ceiling wardrobes and matching fitted dressing table with base cupboards, deep skirting boards and architraves, high ceilings, radiator, double glazed bay window overlooking gardens with fitted blinds and internal solid wood door with chrome fittings.



En-Suite

9'6" x 3'8" (2.90 x 1.14)

With double shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, heated chrome towel rail/radiator, high ceilings, shaver point, wall mounted mirrored medicine cabinet, double glazed obscure window and internal panelled door.



Bedroom Two

12'8" x 9'7" (3.88 x 2.94)

With a range of fitted wardrobes providing good storage, deep skirting boards and architraves, high ceilings, radiator, views across the Derwent Valley, double glazed window and internal solid oak wood door with chrome fittings.



Bedroom Three

10'0" x 8'10" (3.06 x 2.70)

With fitted floor-to-ceiling wardrobes with fitted desk and base cupboards, deep skirting boards and architraves, high ceilings, radiator, views across the Derwent Valley, double glazed window with fitted blind and internal solid oak wood door with chrome fittings.

Bedroom Four

12'5" x 11'2" (3.80 x 3.41)

With radiator, double glazed French doors and internal solid oak wood door with chrome fittings.

Shower Room

6'11" x 4'0" (2.12 x 1.22)

With double shower cubicle with shower, washbasin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, wall cupboard, wall mounted mirrored medicine cabinet, extractor fan, spotlights to ceiling and sliding internal solid oak door.



Bathroom

7'2" x 7'1" (2.19 x 2.16)

With bath with shower over with shower screen door, washbasin with fitted base cupboard underneath, low level WC, fitted storage cupboard, tiled splash-backs with tiled flooring, high ceilings, heated chrome towel rail/radiator, extractor fan, double glazed obscure window and internal solid wood door with chrome fittings.



Stairs Leading To Study/Bedroom Five

14'6" x 13'0" approximately (4.44 x 3.97 approximately)

With radiator, three double glazed windows and double doors giving access to boarded roof space providing good storage.

Gardens and Grounds

The property enjoys a warm south-westerly aspect with fine views towards the Derwent Valley and beyond. The garden has been divided into several very pleasant areas and extends to roughly half an acre or thereabouts (not been checked) with attractive natural stone wall, lawned areas, well stocked flowerbeds, shrubs and trees.



Timber Shed

10'5" x 6'3" (3.20 x 1.91)

With power and lighting.

Storage Underneath Conservatory

Accessed by double opening doors is a storage space underneath the conservatory providing good storage.

Landscaped Terraced Area

This design by the Bottle Kiln at West Hallam really does complement the home with its large composite decking area with glass balustrades, lower porcelain circular patio area with inset lighting including water feature and leads to a graveled area complemented by a summer house.



Summer House

9'6" x 5'4" (2.91 x 1.63)

With power and lighting and views towards the Derwent Valley and beyond.



Solar Panels

The property benefits from electric solar panels generating a high-efficiency tariff.

Vegetable Garden

The property comes complete with a productive vegetable garden with raised boxes and fruit nets.

Detached Garage One

17'10" x 8'9" (5.45 x 2.67)

With power and lighting and up and over door.



Caravan/Boat Space

There is a tarmac hard-standing space for a caravan (comfortable for a seven/eight metre caravan) with power and is gated.

Security

The property benefits from CCTV.

Large Driveway

The property enjoys a large tarmac driveway providing car standing spaces for approximately six/seven vehicles.



Detached Garage Two

18'9" x 8'9" (5.74 x 2.68)

With power and lighting and roll up front door.



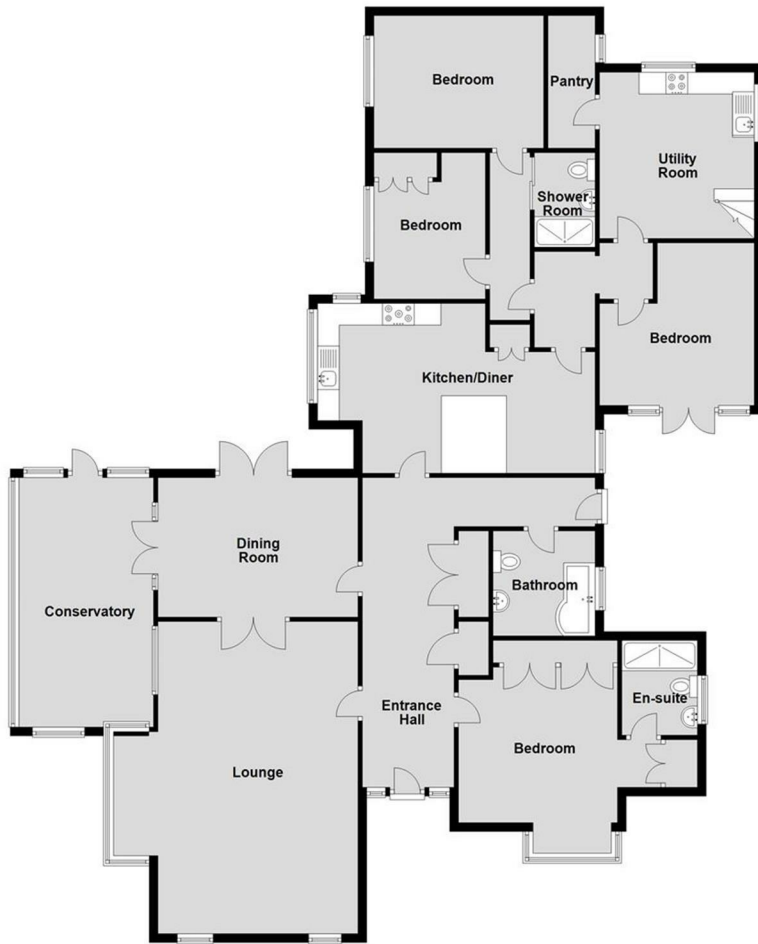
Greenhouse

9'8" x 7'10" (2.97 x 2.39)

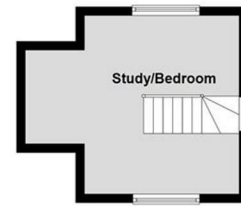
Wheelie Bin Store Area & Coal Bunker

Council Tax Band F - Amber Valley

Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | 95 | 98 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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 and Messrs. Fletcher & Company nor any person employed has any authority to 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.