



## 4 Bed House - Detached

106 Church Street, Denby Village, DE5 8PJ

Offers Over £400,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Great Family Detached Home in the Heart of Popular Denby Village
- Overlooking Village Green & Park
- Lounge with Veranda
- Beautiful Living Fitted Kitchen/Dining Room/Snug
- Family Playroom or Study
- Spacious Utility Room & Cloakroom/W.C.
- Four Bedrooms & Two Bathrooms
- Stylish Fitted En-suite & Fitted Bathroom
- Private Front & Rear Gardens
- Generous Driveway - Motor/Bike Metal Shed with Bike Block - Garden Storage Shed

GREAT FAMILY HOME - Nestled in the charming Denby Village, Derbyshire, this delightful detached house offers a perfect blend of comfort and style, making it an ideal family home. This property spans an impressive 1,624 square feet, providing ample space for family living.

As you enter, you are greeted by a beautifully designed fitted kitchen that seamlessly flows into a dining area and snug, creating a warm and inviting atmosphere for family gatherings and entertaining guests. The spacious lounge offers a relaxing retreat, while the versatile family playroom or study provides additional space for work or leisure activities.

The property also boasts a generous utility room and cloakroom/w.c., ensuring that household chores are made easier. The stylish fitted en-suite and family bathroom are thoughtfully designed, adding a touch of luxury to everyday living.

Outside, the property enjoys a private front and private rear gardens. The driveway has car parking for up to three vehicles and a motor/bike secure shed and useful garden storage shed.

This exceptional family home, combines modern conveniences and makes it a must-see for those seeking a spacious and inviting residence in a desirable area. Viewing is highly recommended.

#### The Location

Denby village is pleasantly situated and surrounded by open countryside, being highly convenient for local centres including Derby, some eight miles to the south. Other principle centres include Nottingham, approximately twelve miles to the east and junction twenty-six of the motorway is approximately ten miles to the east. In addition the famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, is situated approximately twelve miles to the west. Local amenities include charming village church and noted public house/restaurant known as Denby Lodge.

#### Accommodation

## Porch

6'0" x 4'1" (1.84 x 1.26)

With double glazed entrance door, three double glazed windows and double opening half glazed doors giving access to entrance hall.



## Entrance Hall

11'3" x 6'11" (3.45 x 2.11)

With radiator, spotlights to ceiling, understairs storage cupboard and staircase leading to first floor.



## Lounge

15'9" x 11'10" (4.81 x 3.61)

With fireplace alcove with solid oak lintel, coving to ceiling, two radiators, double glazed French doors opening onto front garden and internal oak veneer glazed door with chrome fittings.



### Playroom/Study

13'10" x 8'9" (4.23 x 2.67)

With radiator, coving to ceiling, built-in cupboard, fitted shelving, double glazed French doors opening onto rear garden and internal door with chrome fittings.



### Living Kitchen/Dining Room/Snug

22'3" x 12'7" x 15'7" x 8'0" (6.79 x 3.86 x 4.77 x 2.44)



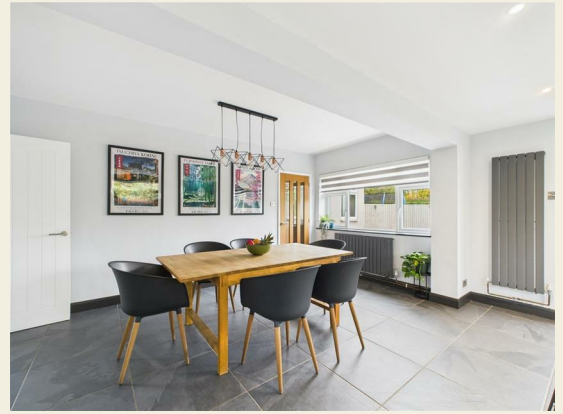
### Snug Area

With tiled flooring, radiator, spotlights to ceiling, double glazed window.



### Dining Area

With matching tiled flooring, radiator, double glazed window, built-in cupboard housing the boiler, open space linked to kitchen area.



### Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching granite worktops, matching kitchen island, again with matching granite worktops incorporating five ring gas hob with stainless steel extractor hood over, built-in wine cooler, built-in electric fan assisted oven, built-in microwave, fridge/freezer with drinks dispenser included in the sale, integrated dishwasher, matching tiled flooring, spotlights to ceiling, radiator, double glazed window to side, double glazed window to front, double glazed front access door.



### Rear Hall

5'3" x 3'4" (1.61 x 1.02)

With tiled flooring and door giving access to private rear garden.

## Utility Room

9'10" x 8'10" (3.02 x 2.70)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, heated towel rail/radiator, spotlights to ceiling, double glazed window to rear and internal door with chrome fittings.



## Cloakroom

4'0" x 3'11" (1.22 x 1.20)

With low level WC, fitted wash basin, tiled flooring, tiled splashbacks, spotlights to ceiling, double glazed window and internal door with chrome fittings.



## First Floor Landing

8'11" x 8'8" (2.74 x 2.65)

With coving to ceiling, built-in storage cupboards and access to roof space.

## Bedroom One

13'9" x 12'1" (4.20 x 3.69)

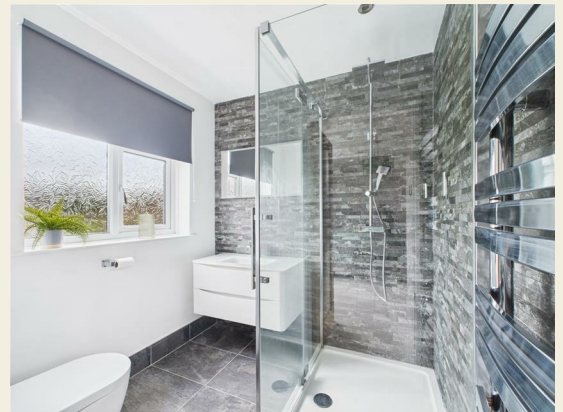
With fitted wardrobe, column style radiator, coving to ceiling, large double glazed window to front and internal oak veneer door with chrome fittings.



## En-Suite

6'10" x 6'8" (2.09 x 2.04)

With double shower cubicle, chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled walls, matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed window to front and internal oak veneer glazed door.



## Bedroom Two

13'8" x 8'8" (4.19 x 2.66)

With built-in wardrobes with cupboards above, radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



## Bedroom Three

12'7" x 7'9" (3.84 x 2.37)

With radiator, double glazed window to side, double glazed window to front and internal oak veneer door with chrome fittings.



## Bedroom Four

9'4" x 7'10" (2.86 x 2.40)

With radiator, spotlights to ceiling, double glazed window to side, double glazed window to rear and internal oak veneer door with chrome fittings.



## Family Bathroom

8'10" x 6'0" (2.70 x 1.84)

With bath with shower over with shower screen door, fitted washbasin with fitted cupboard underneath, low level WC, attractive fully tiled walls with matching tiled flooring, heated towel rail/radiator, spotlights to ceiling, two double glazed windows to rear and internal oak veneer door with chrome fittings.



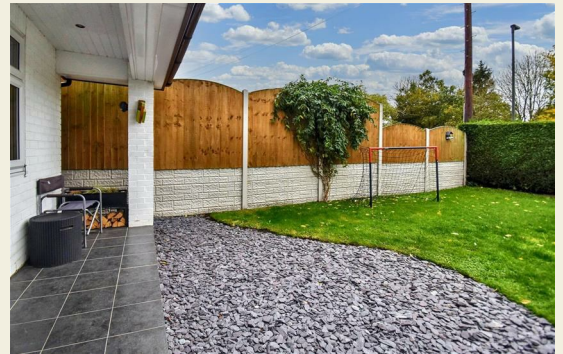
### Front Garden

Enclosed, laid to lawn with plumb slate chippings.



### Veranda

With tiled flooring, spotlights to ceiling, view of garden and view of the charming old church spire.



### Rear Garden

To the rear of the property is an attractive, enclosed, private patio/terrace area providing a pleasant sitting out, entertaining space.



### Side Access

With timber shed and metal shed for storage.

### Driveway

A tarmac driveway provides car standing spaces for three vehicles, electric car charging point and a cemented in metal, bike block.

### Motor/Bike Metal Shed

7'6 x 3'4 (2.13m'1.83m x 0.91m'1.22m)

Cemented in bike block.

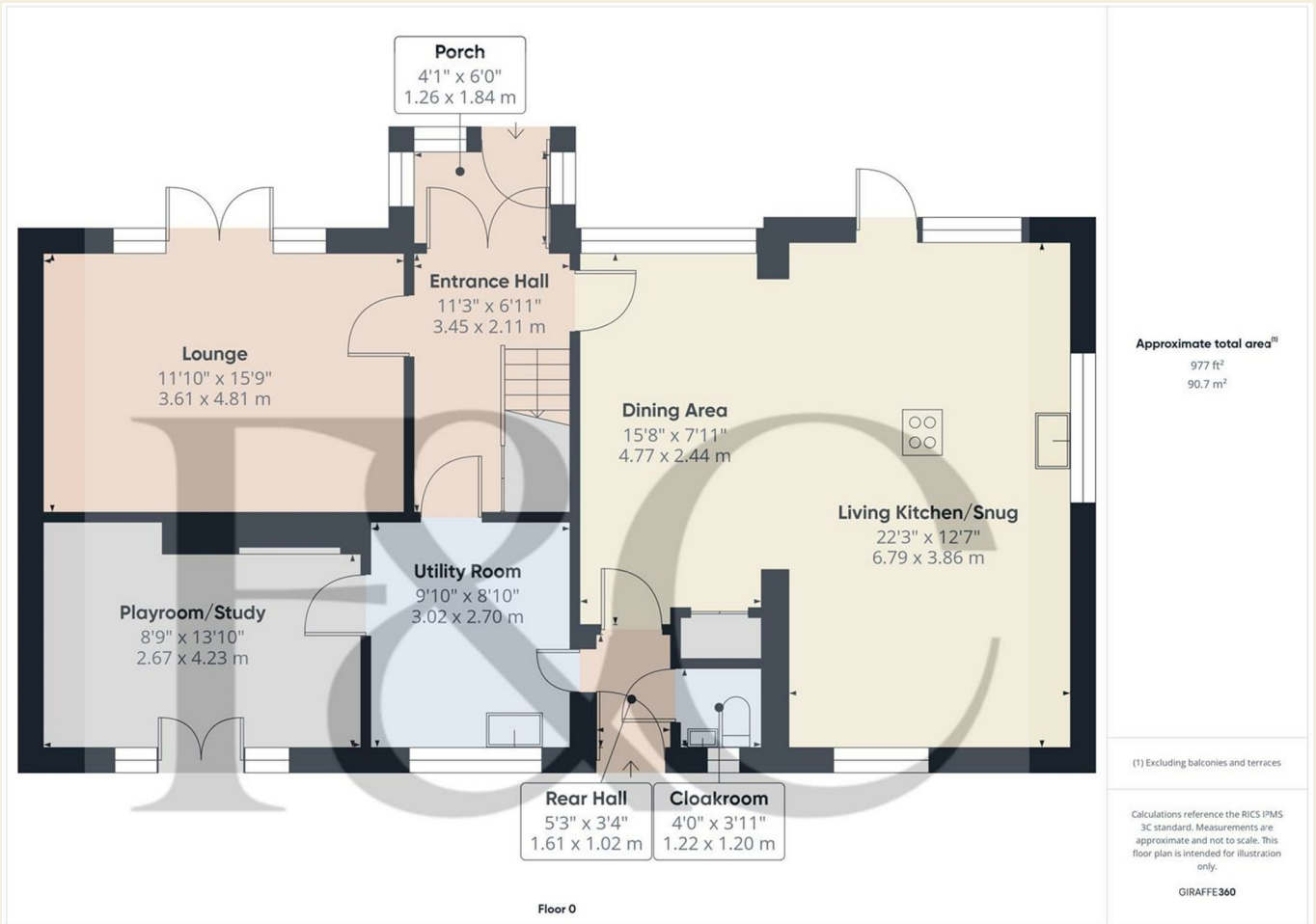


# Garden Storage Shed

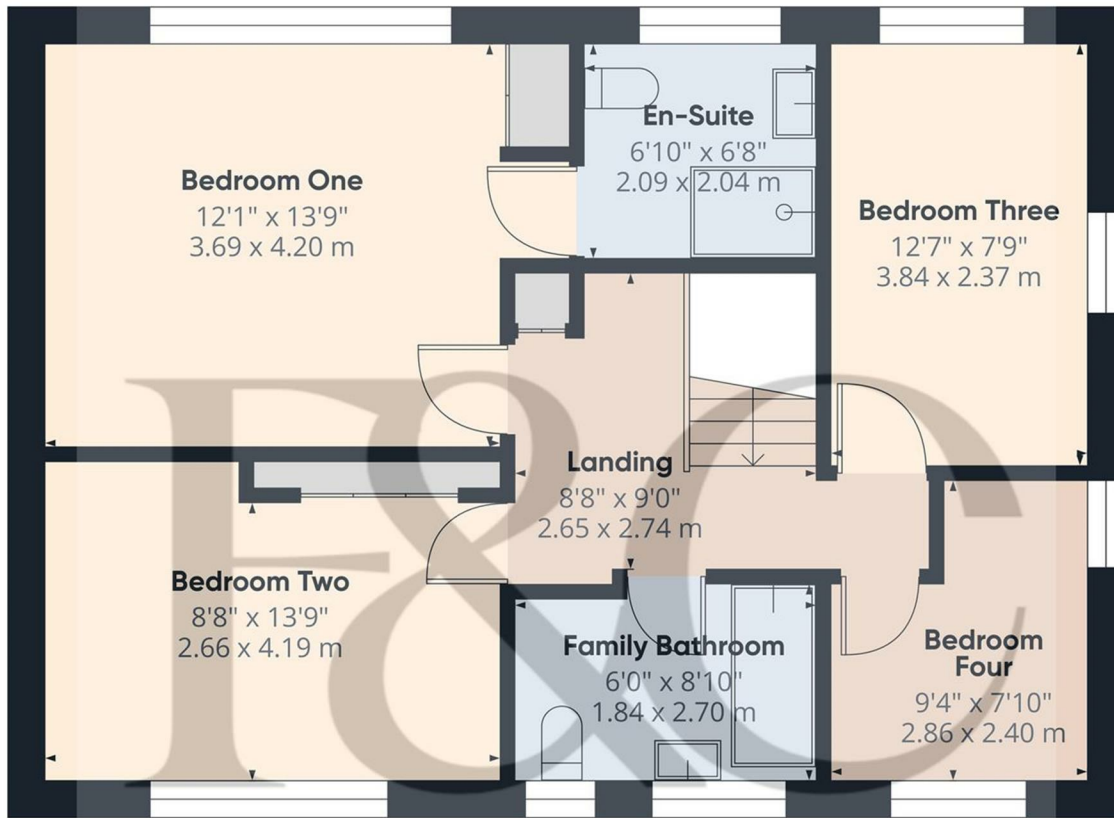
11'4 x 5'6 (3.35m'1.22m x 1.52m'1.83m)

Council Tax Band - E

Amber Valley



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.



Approximate total area<sup>(1)</sup>  
647 ft<sup>2</sup>  
60.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  | <b>72</b>               | <b>81</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

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