



5 Bed House - Detached

16A Wood Lane, Morley, DE7 6BN
Offers Around £735,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautifully Renovated and Extremely Versatile Three to Five Bedroom Detached Home
- Sunny Countryside Views
- Stunning Living Kitchen/Dining/Family Room with Study Area
- Spacious Utility Room & Boot Room
- Lounge with Vaulted Ceiling
- Four Bathrooms
- Private Low Maintenance Gardens & Hot Tub
- Gated Large Driveway For Eight Vehicles
- Garage and Useful Covered Store
- Benefits From High Efficiency Solar Power & Air Conditioning – EPC rating B

This impressive detached house offers a remarkable blend of space and versatility, making it an ideal family home. (extremely versatile three to five bedroom home with four bathrooms).

The home enjoys a stunning living kitchen/dining/family room with study area, which serves as the heart of the home. This open-plan space is perfect for entertaining and everyday living, allowing for a seamless flow between cooking, dining, study and relaxation. This area also leads to the private attractive low maintenance gardens with hot tub. In addition the separate lounge with vaulted ceiling offers a great place to chill or watch television.

For those with multiple vehicles, the gated large driveway accommodates up to eight vehicles, ensuring convenience and security. A garage and covered store provides good storage options.

Additionally, the home benefits from high-efficiency solar power, promoting sustainability and reducing energy costs. Air condition units fitted to the property.

This versatile three to five-bedroom home is not only spacious but also thoughtfully designed to meet the demands of modern living. With its prime location in Morley, residents can enjoy the tranquillity of suburban life while remaining within easy reach of local amenities and transport links. This property truly represents a unique opportunity for those seeking a comfortable and adaptable family home in Derbyshire.

The Location

Wood Lane is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Accommodation

Ground Floor

Storm Porch

With paved area, entrance door, outside sensor light, cold water tap and entrance door opening into entrance hall.

Entrance Hall

16'6" x 6'4" (5.04 x 1.94)

With quality herringbone style flooring, generously sized inset door mat, two radiators, spotlights to ceiling and attractive staircase leading to first floor with attractive steel balustrade.



Boot Room

19'8" x 8'7" (6.01 x 2.63)

With matching quality herringbone style flooring, spotlights to ceiling, radiator, feature log burning stove with tiled wall and raised tile hearth and a good range of built-in cupboards providing storage for coats and shoes.



Boiler Store

5'8" x 2'11" (1.73 x 0.90)

With central heating boiler.

Double Bedroom One

20'4" x 13'1" x 5'2" x 4'3" (6.22 x 3.99 x 1.58 x 1.30)

With radiator, double glazed window with fitted blind, door to garden and open space leading into dressing room.



Dressing Room

10'6" x 6'2" (3.21 x 1.89)

With radiator, spotlights to ceiling and panelling to wall with illuminated circular mirror.



En-Suite

10'9" x 5'6" (3.30 x 1.69)

With walk-in shower, fitted wash basin, low level WC, tiled walls, tiled effect flooring, spotlights to ceiling, built-in mirrored bathroom cabinet, extractor fan, display alcoves and heated towel rail/radiator.



Double Bedroom Two

17'11" x 10'11" (5.47 x 3.35)

With radiator and double glazed sliding patio door to garden.



Double Bedroom Three

18'7" x 8'11" (5.67 x 2.74)

With radiator, soundproofing double glazed window to front, countryside views and spotlights to ceiling.



Shower Room/Potential Ensuite For Bed 3

6'6" x 3'8" (1.99 x 1.12)

With shower cubicle with chrome fittings including shower, fitted wash basin, low level WC, tiled walls, extractor fan and wood effect flooring.



Cinema/Gym/Bedroom Four

18'6" x 16'6" (5.65 x 5.03)

With air conditioning unit, quality herringbone style flooring, two radiators, spotlights to ceiling, double glazed windows and double glazed bi folding doors (cinema screen and XGIMI negotiable on sale).



Inner Hall

13'8" x 10'0" x 5'10" x 3'3" (4.18 x 3.06 x 1.79 x 1.01)

With matching quality herringbone style flooring, radiator, spotlights to ceiling, fitted carpet and two fitted wardrobes.

Family Bathroom

12'0" x 6'5" (3.68 x 1.98)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, walk-in shower, tile splashbacks, tile flooring, tiled walls, heated towel rail/radiator, spotlights to ceiling and double glazed window.



First Floor Landing

16'7" x 6'4" (5.06 x 1.94)

With quality herringbone style flooring, radiator, attractive steel balustrade, two double glazed windows and countryside views.

Storage Cupboard

3'2" x 2'6" (0.98 x 0.77)

With double glazed window to side.

Cloakroom

5'6" x 2'9" (1.69 x 0.85)

With low level WC, fitted wash basin and double glazed window.

Lounge

18'4" x 16'1" (5.61 x 4.91)

With feature vaulted ceiling, air conditioning unit, column style radiator, two side double glazed windows, countryside views, generously sized soundproofing double glazed window to front and internal bi folding door.



Dining Room/Bedroom Five

19'9" x 11'2" (6.03 x 3.41)

With feature wallpaper wall, vaulted ceiling incorporating double glazed Velux style window with fitted blind to front, double glazed window to front with countryside views, double glazed window to rear with countryside views, radiator, quality wood effect flooring, air conditioning unit and open square archway leading into living kitchen/dining/family room.



Inner Lobby

10'2" x 6'7" (3.11 x 2.02)

With matching herringbone style flooring, spotlights to ceiling, open square archway, fitted granite workshop, built-in storage cupboards and glazed door giving access to storage cupboard.

Family Bathroom

9'8" x 5'4" (2.96 x 1.65)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, feature wallpaper wall, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and double glazed window to side with fitted blind.



Inner Lobby

4'2" x 3'6" (1.29 x 1.07)

With cupboard and access to roof space.

Living Kitchen/Dining/Family Room with Study area



Dining/Family Room

24'11" x 12'9" (7.62 x 3.89)

With inset log burning stove with tiled surrounds and raised hearth, quality wood effect flooring, coving to ceiling, countryside views to front, radiator, soundproofing double glazed window to front, internal bi folding doors opening into dining room and open space leading to kitchen area.



Kitchen Area

21'10" x 12'10" (6.66 x 3.92)

With inset stainless steel sink unit with Quooker tap, matching wall and base units with quality worktops, generous kitchen island again with quality worktops and also incorporating a Bora downdraft induction hob, a further range of storage cupboards and drawers within the kitchen island, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer underneath, matching quality wood effect flooring, two column style radiators, spotlights to ceiling, matching fitted desk again with matching quality worktops and fitted base cupboards underneath, air conditioning unit, a double glazed window to side, two double glazed matching French doors opening onto low maintenance gardens, countryside views to rear, generously sized integrated Sharp fridge, generously sized integrated Sharp freezer and concealed worktop lights.



Spacious Utility Room

11'7" x 8'9" (3.55 x 2.68)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching granite worktops, tiled effect flooring, integrated washing machine, space for tumble dryer, spotlights to ceiling, integrated fridge/freezer, concealed workshop lights, pan drawers and double glazed window to side.



Front Garden

The property is set back behind a lawn garden with horizontal wood fencing and lighting. Countryside views to the front.

Rear Garden

Access from the living kitchen is a private sunny garden with artificial lawn and horizontal wood fencing. Enjoys countryside views to the rear.



Hot Tub

Negotiable on sale.



Generous Driveway

The property benefits from a superior paved driveway providing car standing spaces for approximately eight vehicles and access is via electric gates. Electric car charging point.



Covered Store

30'3" x 11'0" (9.23 x 3.36)

A useful area for storage with power and lighting.

Garage

19'7" x 11'1" (5.99 x 3.38)

With tile flooring, insulated walls, power, lighting, double glazed rear French doors giving access to garden and hot tub and electric up and over door.

Solar Power

The property benefits from energy efficient solar panels.

Council Tax Band - F

Amber Valley



Floor 0

Approximate total area⁽¹⁾

2184 ft²
203 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

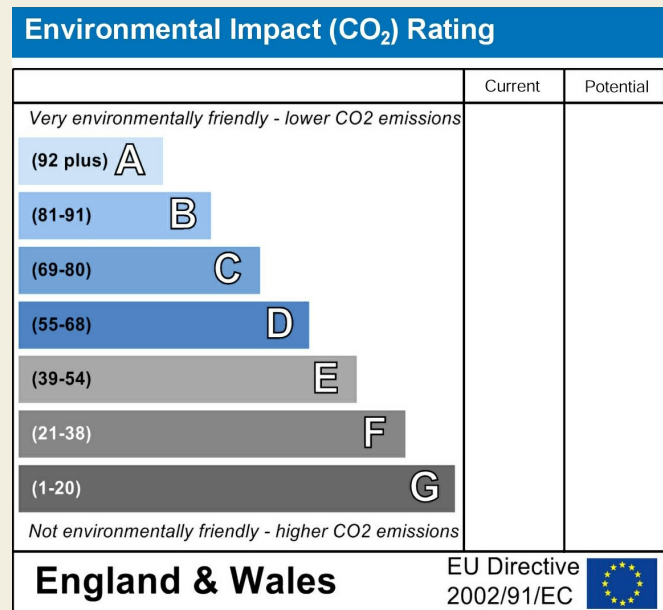
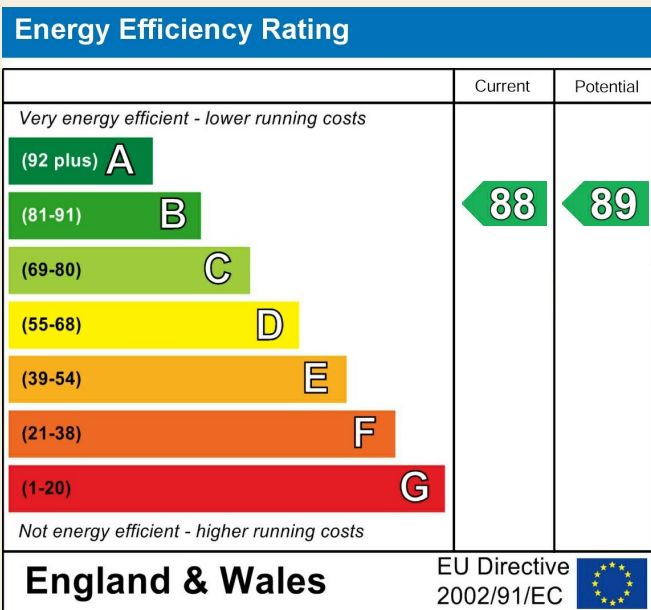
Reduced headroom

Below 5 ft/1.5 m

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

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