



The Red Brick House, 6 Speetley View,  
Barlborough, S43 4TS

£525,000

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WILKINS VARDY

# £525,000

CHARMING DETACHED FAMILY HOME - STYLISH & WELL APPOINTED ACCOMMODATION

The Red Brick House is a charming four bedroom detached family home, offering immaculately presented and tastefully neutral accommodation throughout. Situated in a quiet cul-de-sac within the sought after village of Barlborough, this superb home combines generous living space with attractive outdoor areas, making it ideal for modern family life.

The accommodation briefly comprises a welcoming entrance hall, ground floor cloaks/WC, a generous living room, and an impressive L-shaped garden room with French doors opening onto a pebbled seating area. The spacious dining kitchen is fitted with a comprehensive range of integrated appliances, providing an excellent space for both everyday living and entertaining. To the first floor are four well proportioned bedrooms, including two with en suite shower rooms, together with a traditional style family bathroom. Externally, the property benefits from an integral garage, driveway parking, and beautifully maintained gardens featuring a paved seating area beneath a pergola - perfect for relaxing or entertaining outdoors.

Don't miss out - book your viewing today!

- CHARMING DETACHED FAMILY HOME WITH IMMACULATEDLY PRESENTED ACCOMMODATION
- SPACIOUS FITTED DINING KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- GENEROUS LIVING ROOM
- LOVELY 'L' SHAPED GARDEN ROOM WITH FRENCH DOORS
- GROUND FLOOR CLOAKS/WC
- FOUR GOOD SIZED BEDROOMS
- TWO EN SUITE SHOWER ROOMS & FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ATTRACTIVE MATURE GARDENS
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed sash windows  
uPVC & composite doors  
Gross internal floor area - 154.0 sq.m./1657 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Having a tiled floor and a built-in storage cupboard. A door opens into a ...

## Hallway

Fitted with solid oak flooring and having a built-in under store cupboard. A staircase rises to the First Floor accommodation.

## Living Room

17'2 x 10'6 (5.23m x 3.20m)  
A good sized reception room with two sash windows overlooking the front garden. This room also has a feature fireplace with gas stove sat on a tiled hearth.

## Cloaks/WC

6'6 x 2'11 (1.98m x 0.89m)  
Being fully tiled and fitted with a white 2-piece suite comprising a pedestal hand wash basin and a low flush WC.  
Tiled floor.

## Garden Room

14'0 x 10'11 (4.27m x 3.33m)  
A lovely 'L' shaped dual aspect room having a tiled floor and downlighting. uPVC double glazed French doors overlook and open onto a pebbled seating area.

## Dining Kitchen

20'1 x 10'7 (6.12m x 3.23m)  
A spacious dining kitchen being part tiled and fitted with a range of wall, drawer and base units with complementary Silestone work surfaces over.  
Inset double bowl Belfast sink with pull out hose spray mixer tap.  
Integrated appliances to include a dishwasher, washing machine, wine cooler, combi microwave oven, two electric ovens and an induction hob with angled extractor over.  
Space is provided for an American style fridge freezer.  
Oak flooring and downlighting

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

17'2 x 10'0 (5.23m x 3.05m)  
A generous double bedroom with two sash windows overlooking the rear. A door gives access into a ...

## En Suite Shower Room

5'2 x 4'9 (1.57m x 1.45m)  
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with an electric shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

## Bedroom Two

12'7 x 12'6 (3.84m x 3.81m)  
A good sized double bedroom having two Velux windows and a gable end window. A door gives access to a walk-in wardrobe with Velux window, and a further door opens to a ...

## En Suite Shower Room

7'1 x 4'6 (2.16m x 1.37m)  
Being fully tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, hand wash basin with vanity unit below, and a low flush WC. Velux window and tiled floor.

## Bedroom Three

13'5 x 10'0 (4.09m x 3.05m)  
A good sized front facing double bedroom.

## Bedroom Four

11'2 x 7'2 (3.40m x 2.18m)  
A good sized front facing single bedroom.

## Family Bathroom

8'2 x 6'6 (2.49m x 1.98m)  
Being fully tiled and fitted with a white 3-piece suite comprising a freestanding roll top bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.  
Tiled floor.

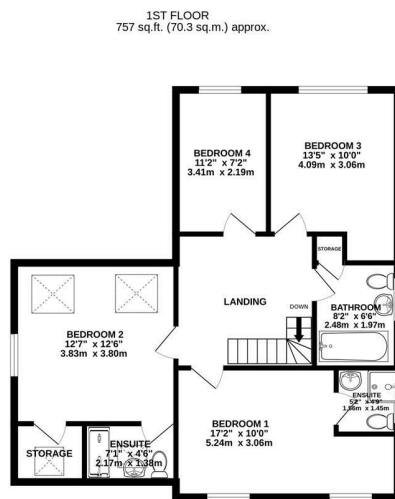
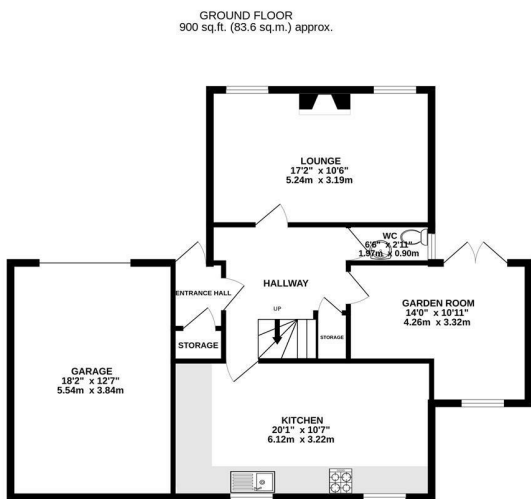
## Outside

Double gates open onto a block paved driveway which provides ample off street parking and leads to an Integral Garage having an electric roller door.

There is a beautiful front garden, laid to lawn with attractive and well stocked borders of plants and shrubs, together with a paved seating area with pergola. There is also a pebbled seating area in front of the French doors of the garden room.

A path takes you down the side of the property to a pebbled footpath at the rear.





**TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	<b>67</b>	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

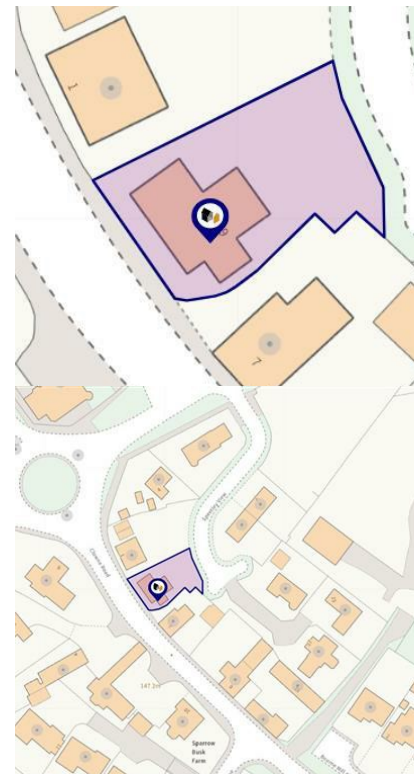
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Heritage High School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers**

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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