6 Rye Flatt Lane,
Somersall, S40 3RU

GUIDE PRICE

£800,000

WILKINS VARDY

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GUIDE PRICE £800,000- £850,000 - SUPERB EXECUTIVE STYLE FAMILY HOME - SIX DOUBLE BEDS - FIVE BATHROOMS - DOUBLE GARAGE

Wilkins Vardy are proud to offer to the market this superb executive style detached family home offering exceptionally spacious and versatile accommodation arranged over three floors. The property features a stunning triple-aspect living room and an impressive open plan kitchen/dining/family room, complemented by a separate utility room with cloaks/WC. The accommodation also comprises six good sized double bedrooms, including a generous master bedroom with dressing area, 4-piece en suite bathroom and French doors opening onto a 27ft long balcony. There are also four further bathrooms, providing excellent facilities for family living.

Externally, the property benefits from a double garage with store room above, ample off street parking and attractive landscaped gardens to both the side and rear, creating an appealing private setting.

A substantial and highly versatile home, ideally suited to modern executive family living, with an exceptional combination of space, style and practicality.

- GUIDE PRICE: £900,000 - £950,000
- SUPERB EXECUTIVE STYLE DETACHED FAMILY HOME SET OVER THREE FLOORS
- SPACIOUS TRIPLE ASPECT LIVING ROOM WITH LOG BURNER
- FANTASTIC 27FT. LONG KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM WITH CLOAKS/WC OFF
- SIX GOOD SIZED DOUBLE BEDROOMS
- MASTER BEDROOM WITH DRESSING ROOM, EN SUITE & FRENCH DOORS TO A 27 FT. LONG BALCONY
- FOUR FURTHER BATHROOMS
- LANDSCAPED GARDENS & DOUBLE GARAGE WITH STORE ROOM ABOVE
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 377.5 sq.m./4064 sq.ft. (including Double Garage & Storage)
Council Tax Band - G
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A composite front entrance door with side lights opens into an ...

Spacious Entrance Hall
Having two windows overlooking the front of the property, fitted with engineered oak flooring and having downlighting.
A spiral open tread staircase with glass balustrade rises up to the First Floor accommodation.

Lounge
23'7 x 17'10 (7.19m x 5.44m)
A spacious triple aspect reception room with bay window overlooking the front of the property and sliding patio doors opening to the rear garden.
A raised plinth runs around the majority of the room providing TV standing and raised seating areas.
There is also a feature fireplace with tiled inset and a log burning stove sat on a slate hearth.
Double doors give access into the ...

Open Plan Kitchen/Dining/Living Room
27'3 x 19'3 (8.31m x 5.87m)
Fitted with a range of wall, drawer and base units with complementary work surfaces with upstands.
Inset stainless steel sink with roll up dish drainer and pull out hose spray mixer tap.
Integrated appliances to include a microwave oven, electric eye level oven, induction hob with glass splashback and extractor canopy over.
Space and plumbing is provided for a dishwasher, and thee is space for an American style fridge/freezer.
Karndean flooring, downlighting and pendant lighting.
A door gives access to a useful pantry (8'11 x5'10) having a tiled floor and shelving.
Further doors open to the entrance hall and give access into a utility room.
A sliding patio door gives access onto the rear of the patio, and a furte doors

Utility Room
11'8 x 9'11 (3.56m x 3.02m)
Having a fitted worktop with tiled splashback and wall and base units with work surface over.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and additional under counter appliances.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property, and a further door opens to a ...

Cloaks/WC
6'11 x 3'4 (2.11m x 1.02m)
Being fully tiled and fitted with a white 2-piece suite comprising a hand wash basin with storage below and a concealed cistern WC.
Flat panel radiator.
Tiled floor.

On the First Floor

Landing
With glass balustrade, fitted with engineered oak flooring and having downlighting.. A spiral open tread staircase with glass balustrade rises to the Second Floor accommodation.

Master Bedroom Suite

Bedroom
14'4 x 13'4 (4.37m x 4.06m)
A generous rear facing double bedroom having French doors which open to a balcony (27'3 x 6'0).
Doors give access to a en suite shower room and a dressing room.

En Suite Bathroom
10'7 x 6'11 (3.23m x 2.11m)
Being fully tiled and fitted with a stylish 4-piece suite cpmprising a panelled bath, walk-in shower enclosure with mixer shower, hand wash basin with storage below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Dressing Room
15'1 x 10'3 (4.60m x 3.12m)
Having a built-in storage cupboard as well as plenty of space for hanging rails/wardrobes.
A door from here gives access onto the landing.

Bedroom Two
13'6 x 12'5 (4.11m x 3.78m)
A good sized rear facing double bedroom. A door gives access into a 'Jack & Jill' shower room.

'Jack & Jill' Shower Room
9'8 x 6'9 (2.95m x 2.06m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with storage below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.
A door from here gives access into Bedroom 4.

Bedroom Three
13'6 x 9'8 (4.11m x 2.95m)
A good sized double bedroom having two windows overlooking the front of the property. A door gives access into a ...

Shower Room
9'7" x 5'11" (2.94 x 1.82)
Also accessible from the Landing, fitted with a 3-piece suite comprising a corner shower cubicle with electric shower, hand wash basin with tiled splashback and storage below, and a low flush WC.
Vinyl flooring.

Bedroom Four
9'0 x 8'9 (2.74m x 2.67m)
A rear facing double bedroom, currently used as an office/study.

On the Second Floor

Landing
Having a Velux window.

Bedroom Five
17'8 x 12'6 (5.38m x 3.81m)
A generous double bedroom having two timber framed double glazed Velux windows and a gable end window.
Access panel to eaves storage.
A door gives access into a ...

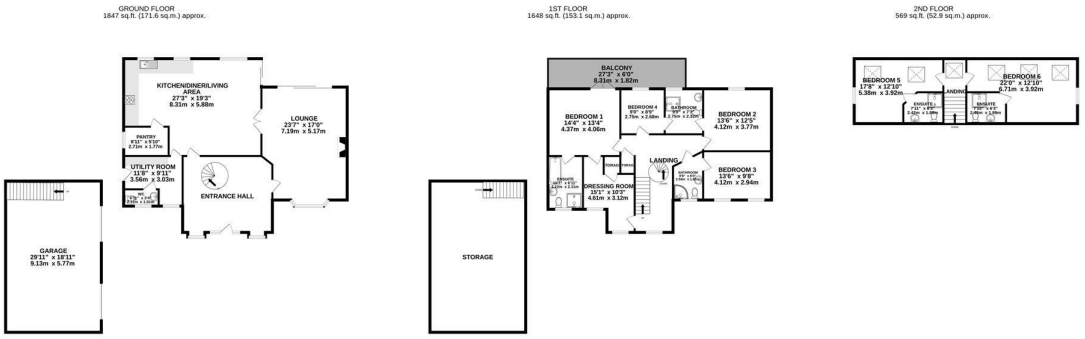
En Suite Shower Room
7'11 x 6'3 (2.41m x 1.91m)
Fitted with a white 3-piece suite comprising a fully tiled corner shower cubicle with an electric shower, pedestal hand wash basin with tiled splashback and a low flush WC.
Vinyl flooring.

Bedroom Six
22'0 x 12'10 (6.71m x 3.91m)
A generous double bedroom having three timber framed double glazed Velux windows and a gable end window.
Loft access hatch and access panel to eaves storage.
A door gives access into a ...

En Suite Shower Room
7'10 x 6'3 (2.39m x 1.91m)
Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with an electric shower, pedestal hand wash basin with tiled splashback and a low flush WC.
Vinyl flooring.

Outside
A gravelled frontage provides ample off street parking and leads to a Double Garage (29'11 x 18'11) having two 'up and over' doors, light, power and a staircase which rises to a useful Store Room which has the potential to be used as an Office/Workshop.

The property has attractive, landscaped gardens to the side and rear comprising of lawns, paved and pebbled seating areas, raised planted beds and borders of mature plants and shrubs, together with a corner summerhouse.



TOTAL FLOOR AREA : 4064 sq.ft. (377.5 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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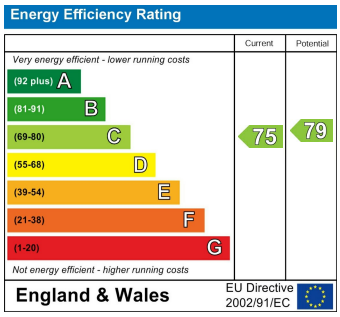

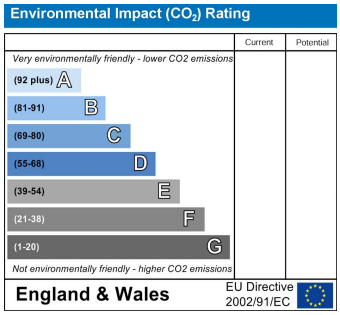

VIEWINGS

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, log burner, 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 Brookfield Community 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.

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