

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Over Lane House, Over Lane Farm Hazelwood, Belper, Derbyshire, DE56 4AG



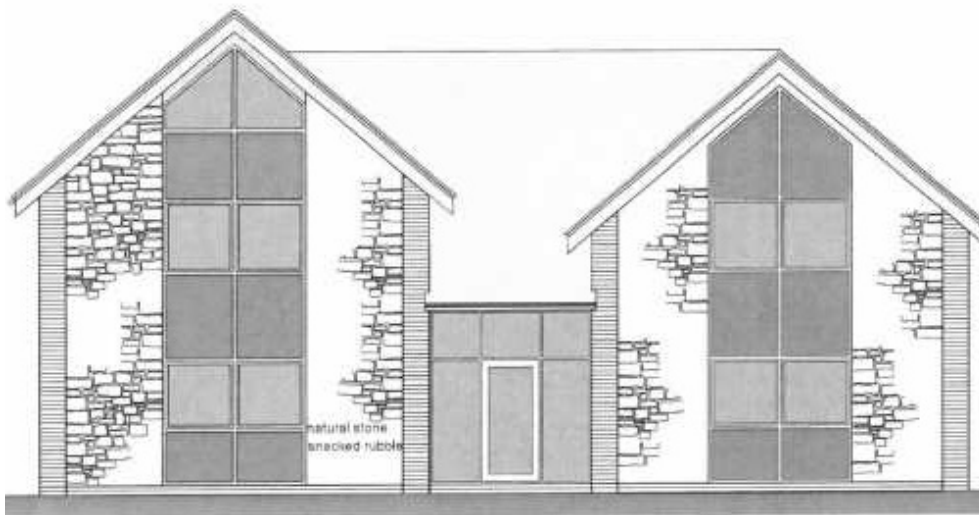
Under the course of construction to be completed by July 2022 - Stunning executive double fronted detached residence

- Under the course of construction - To be completed by July 2022 • Enjoying magnificent un-interrupted views to both front and rear • No Upward Chain • Built to exacting standards with quality appliances throughout • Large entrance hall • Living room with bi-folding doors with commanding open views • Snug/sitting room • Bespoke individually designed and fitted kitchen with bi-fold doors • Separate utility • Principal bedroom with dressing room and luxury en-suite • Guest bedroom with en-suite • Bedroom three with walk-in wardrobe • Four piece family bathroom • Home office/play room/storage etc to the second floor • Detached double garage • Ample parking • Patio and lawned garden • For further information please contact the agent •

Price £1,100,000 - Viewing Essential



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North East Elevation



South West Elevation

GENERAL INFORMATION

A stunning contemporary style detached double fronted residence constructed of stone and render to exacting standards and specification by renowned local builders, offering a quality detached residence in a sought after location known as Hazelwood.

The property is currently under the course of construction and is to be completed by July 2022. It will benefit from quality appliances throughout and a bespoke fitted kitchen.

Internally it will offer gas centrally heating and double glazing accommodation with wide imposing reception hallway with oak and glazed staircase, with oak entrance door, guest cloakroom, superb lounge to the rear with bi-folding doors offering commanding views over the open countryside, a useful second sitting room/snug and a full-length living kitchen, with an individually designed bespoke fitted kitchen with complementary appliances, work surfaces and tiled flooring. Underfloor heating to the ground floor throughout.

To the first floor the principal bedroom enjoys a good sized walk-in dressing room and luxury en-suite, guest bedroom with en-suite shower room and a third bedroom with a walk-in wardrobe and a separate four piece bathroom with quality appliances and tiling. The second floor leads to a useful space which could be used as a home office/play room.

Additionally the property will benefit from ample parking to the front and a stone and render built

detached double garage. To the rear will be a good sized patio with lawned area and stunning views over open countryside.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this quality individual detached double fronted residence of a modern classical design. For further information contact the agent.

PLEASE NOTE

NB the front image is an artist's impression.

LOCATION

Hazelwood is a small village just outside the boundaries of Duffield and provides fast access to the comprehensive facilities at Duffield, Belper, Wirksworth and Ashbourne.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

Oak entrance door and full height windows, feature oak and glass staircase, underfloor heating.

GUEST CLOAKROOM

Comprising, low level w.c., wash hand basin, towel rail/radiator, underfloor heating.

LOUNGE

Bi-folding doors, underfloor heating.

SECOND SITTING ROOM/SNUG

Underfloor heating.

SUPERB LIVING KITCHEN

Fitted with a bespoke range of units, work surfaces, fully integrated appliances comprising oven, hob, fridge freezer and dishwasher, ceramic tiled flooring with underfloor heating, bi-folding doors.

SEPARATE UTILITY ROOM

Fitted with quality bespoke units with inset sink unit, work surfaces, complementary wall mounted cupboards, washing machine and tumble dryer, door to the rear off, ceramic tiled flooring with underfloor heating.

ON THE FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

Radiator.

WALK-IN DRESSING ROOM

Hanging shelving.

LUXURY EN-SUITE SHOWER ROOM

Comprising, low level w.c., pedestal wash hand basin, chrome towel rail/radiator, walk-in shower.

GUEST BEDROOM TWO

Radiator.

EN-SUITE SHOWER ROOM

Comprising, low level w.c., wash hand basin, chrome towel rail/radiator, shower cubicle

BEDROOM THREE

Radiator.

WALK-IN WARDROBE

FOUR PIECE FAMILY BATHROOM

Comprising, low level w.c., pedestal wash hand basin, panel bath, chrome towel rail/radiator, walk-in shower.

ON THE SECOND FLOOR

USEFUL SPACE HOME OFFICE/PLAYROOM/ STORAGE

Radiator.

OUTSIDE & GARDENS

Patio and lawned garden to the rear enjoying open countryside views. To the front is ample off road parking leading to a:

STONE & RENDER BUILT DOUBLE DETACHED GARAGE

Power, lighting, up and over door.

COUNCIL TAX BAND

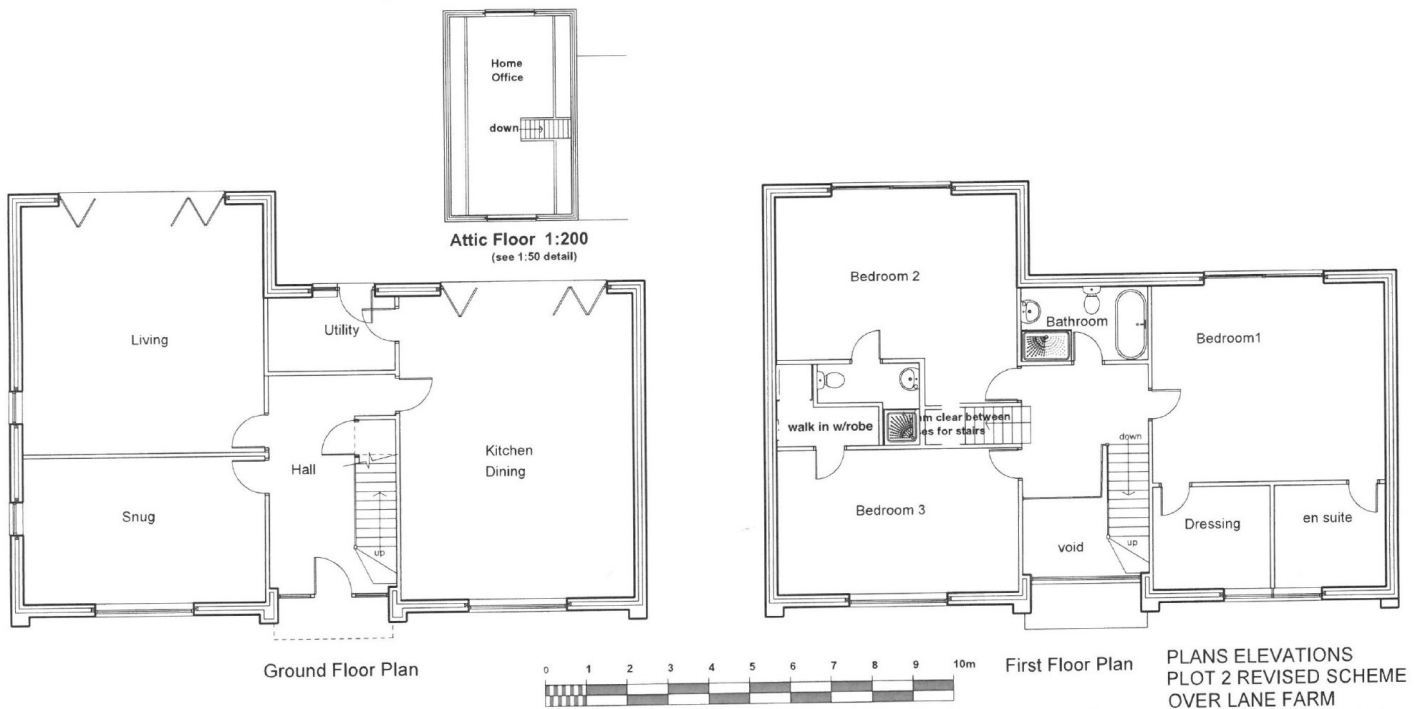
Amber Valley - TBC.

DIRECTIONAL NOTES

From Derby proceed via the main A6 travelling through Allestree, Duffield and bearing eventually left into King Street. Continue along King Street which becomes Hazelwood Road. After approx 1½ miles take the turning left at the fork in the road continue into the village of Hazelwood along Hazelwood Hill. Then approaching Over Lane, the property is then situated on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



PLANS ELEVATIONS
PLOT 2 REVISED SCHEME
OVER LANE FARM
HAZELWOOD DE56 4AG

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

<p>ASHBOURNE BURTON UPON TRENT DERBY MATLOCK LETTINGS</p>	<p>8 Market Place, Ashbourne, Derbyshire DE6 1ES 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ 4 St. James's Street, Derby DE1 1RL 39 Dale Road, Matlock, Derbyshire DE4 3LT 4 St James's Street, Derby, DE1 1RL</p>	<p>Tel: 01335 345460 Tel: 01283 548194 Tel: 01332 207720 Tel: 01629 584591 Tel: 01332 206620</p>	<p>ashbourne@scargillmann.co.uk burton@scargillmann.co.uk derby@scargillmann.co.uk matlock@scargillmann.co.uk lettings@scargillmann.co.uk</p>
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