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Station Road, Morton, £330,000

- FANTASTIC DETACHED HOME
- AMAZING LIVING KITCHEN
- FOUR BEDROOMS
- EN-SUITE AND CLOAKROOM
- GARAGE AND GARDENS
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are absolutely delighted to offer to the market this fabulous detached family home which is situated in a non estate position with woodland behind within the popular village of Morton. We would very strongly recommend viewing this delightful home as soon as possible to avoid disappointment. The accommodation briefly comprises: Entrance hall, lounge, double doors open into the fantastic dining kitchen with a range of wall and base units built in oven, hob, extractor canopy and dishwasher. There is also a useful pantry with light and shelving. The ground floor WC has a low level WC and wash hand basin with storage below. Moving to the first floor there are four bedrooms with the Master bedroom having a chic en-suite shower room and walk in wardrobe. The family shower room has a modern three piece suite with curved shower enclosure with rainfall shower. To the front of the property there is a lawn to the side and a driveway which provides ample car parking and access to the integral garage. A pathway to the side of the property leads round to the rear garden , which has a paved patio, lawn and a further seating area.

Within the village of Morton there are local facilities to include a post office, bus routes, village hall, primary school, church, play park and public houses. The Doe Hill Country Park is convenient for those who enjoy out door pursuits.

Accommodation

Entrance Hall

With double glazed door to the front elevation, laminate floor, central heating radiator, door to the lounge and stairs rising to the first floor accommodation.



Lounge (18' 11" x 11' 06") or (5.77m x 3.51m)

This is a lovely light and bright room with a double glazed window to the front elevation, central heating radiator, TV aerial connection point and double multi panel glazed doors opening in the living kitchen.

Living Kitchen (24' 06" x 10' 0") or (7.47m x 3.05m)

Plus recess. This is an fantastic kitchen with a comprehensive range of high gloss base and wall units, incorporating drawers, contrasting counter tops and complementary tiling. There is a built in oven, five burner gas hob with splash back and extractor fan, integrated dishwasher, appliance space, inset stainless steel sink unit with mixer tap, walk in pantry with shelving and light, vertical radiator, plumbing for automatic washing machine, central heating radiator, laminate floor, double glazed door to the side and double glazed window and sliding patio doors opening onto the rear patio.

Cloakroom / W. C.

With two piece guest suite which comprises: low level WC with concealed cistern, wash basin with useful storage below, extractor fan, central heating radiator and double glazed frosted window to the rear elevation.

Landing

With half balustrade and access to the loft space. The loft has some boarding.



Master Bedroom (15' 05" x 11' 07") or (4.70m x 3.53m)

This is a spacious Master bedroom with a walk in wardrobe with hanging space and shelving, double glazed window to the front elevation, TV aerial connection point, central heating radiator and doors to the landing the en-suite shower room.



En - Suite Shower Room

With contemporary three piece suite which comprises: shower enclosure with twin head rainfall shower, low level WC with concealed cistern, vanity shelf, complementary tiling to the walls, extractor fan, ceiling spot lights, double glazed frosted window to the front elevation and vertical radiator.



Bedroom 2 (12' 11" Max x 9' 05") or (3.94m Max x 2.87m)

With built in wardrobe, TV aerial connection point, central heating radiator and double glazed window to the front elevation.



Bedroom 3 (16' 0" x 7' 0") or (4.88m x 2.13m)

With two double glazed windows to the rear allowing plenty of natural light, central heating radiator and TV aerial connection point.



Bedroom 4 (10' 06" x 8' 02") or (3.20m x 2.49m)

With double glazed window to the rear elevation, laminate floor and central heating radiator.



Shower Room

The is a chic shower room with three piece suite comprising: curved shower enclosure with rainfall shower, low level WC with concealed cistern and wash hand basin with storage below. There is complementary tiling to the walls, ceiling spot lights, vertical radiator and double glazed frosted window to the side elevation.

Garage (17' 03" x 8' 10") or (5.26m x 2.69m)

With electric roller shutter door, light, power, fuse box and wall mounted gas combination central heating boiler.



Outside

To the front of the property there is a driveway which provides ample car parking and access to the single garage. There is a lawn and decorative dwarf hedging, a pathway continues round the side of the house to the rear garden. The rear garden is enclosed with lawn borders and two patio./ seating areas. The property is very secluded to rear and backs onto woodland.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:76

Tenure

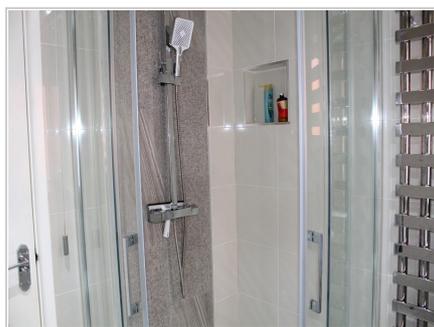
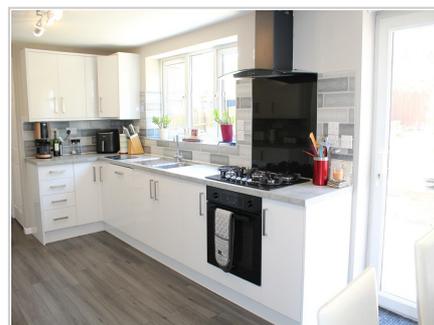
We are informed that the tenure is Freehold

Council Tax

Band D

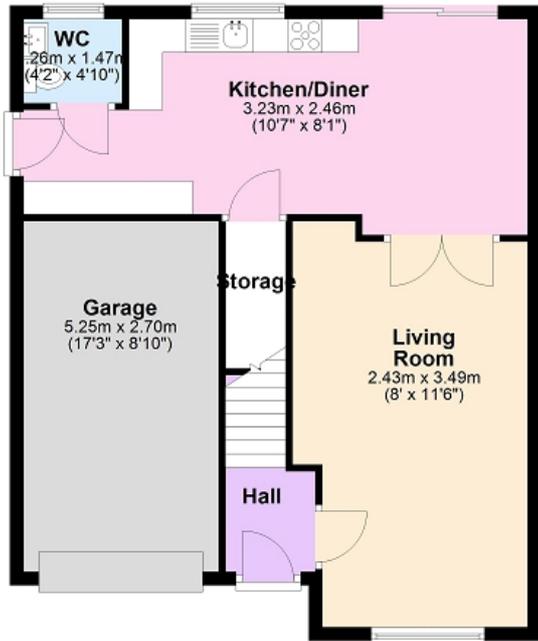
Directions

For Satellite Navigation the Post Code is DE55 6HN.



Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.