





Hillcrest, Park Lane, Rodsley, Derbyshire DE6 3AJ

A beautiful & extended five bedroom semi-detached cottage set in a rural location outside Rodsley with glorious countryside views. With 0.28 acres and a detached double garage. The gross internal area is 1,700sq.ft.

BENNET SAMWAYS are delighted to offer for sale this beautiful & extended five bedroom semi-detached cottage set in a rural location outside Rodsley with glorious countryside views. Immaculately presented throughout with stunning kitchen and ensuite. With 0.28 acres and a detached double garage. The gross internal area is 1,700sq.ft.

Interior - Stepping into the property from an oak storm porch into a generous reception hallway, you are immediately welcomed by the warmth and cosy feel of a country cottage. The charming hallway has wooden effect flooring and stairs off to the first floor accommodation. The sitting room is dual aspect, and has a brock fireplace housing log burning stove. There is a snug room which also has a log burning stove, which has double doors off into the kitchen. The kitchen which has been completely refurbished to create a modern and stylish kitchen with ample light. It's a lovely size and is immaculately presented with grey shaker style units with Silestone work tops. Integrated appliances including an electric range cooker, extractor fan, dishwasher and fridge. There is also a separate utility room and guest cloakroom to complete the ground floor.

On the first floor, a main landing with the four bedrooms off as well as a family bathroom with separate shower cubicle. At the end of the landing you will find an impressive master bedroom suite with luxurious ensuite incorporating a modern bath tub, and separate shower cubicle. Off the ensuite is a walk-in wardrobe which along with the ensuite has amazing far reaching countryside views. The current vendors use one of the other four bedrooms as a great work from home office. All rooms benefit from glorious views!

Exterior - Approached via electric gates leading to a spacious driveway and detached double garage. The garage has electric doors and also has the added luxury of a rear door making the garage a drive through garage. Ideal for storage. There is a loft room above with skylights accessed by external steps. This would make an excellent office away from the main house subject to planning, if you are able to not be distracted by the stunning views! The garden is mainly to the side with lawns and borders. There is gravel mainly to the front and a paved area to the rear of the property. Behind the garage is an orchard with a variety of fruit trees.

Locality - Rodsley is a small village about 4 miles south of Ashbourne and one of the few villages who advertise their own helipad. Located in the Derbyshire Dales within the 'Golden Triangle' and is ideally placed to commute to nearby city Derby. There is a nearby pub in the next villages of Yeaveley, Hollington and Shirley. Located within the Queen Elizabeth's Grammar School catchment area.

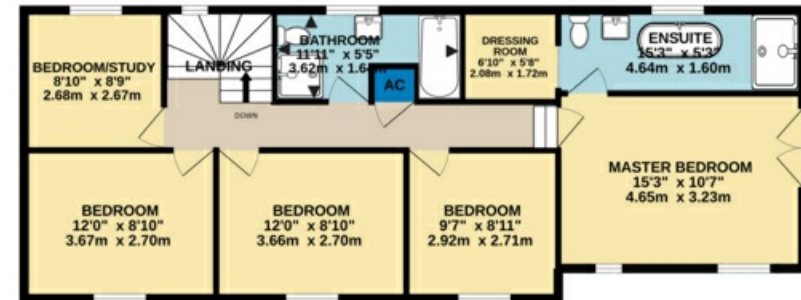
Owner's perspective - We have really enjoyed the last 3 1/2 years living at "Hillcrest". The main attraction for us has been the breathtaking views and the idyllic peace and quiet whilst still being close enough to Derby to be convenient for everyday work and personal needs. Our reasons for leaving are purely employment related and so we will miss our home tremendously. We really enjoy the lifestyle and the seasons, from enjoying the outside space in the summer to sitting in-front of the log burner in the winter evenings, warm and cosy. We know whoever becomes the new guardian of "Hillcrest" will enjoy it as much as we have.

Agents notes - Council Tax: Derbyshire Dales District Council Band D. Services: Mains electricity, mains water, private drainage, oil and current broadband connection. Tenure: Freehold.

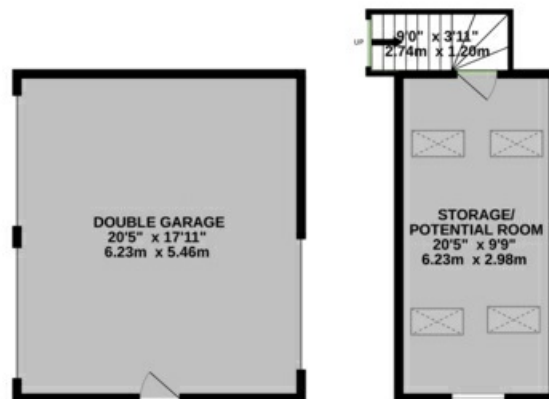
GROUND FLOOR



1ST FLOOR



OUTSIDE



bennet
samways

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.
Made with Metropix ©2022

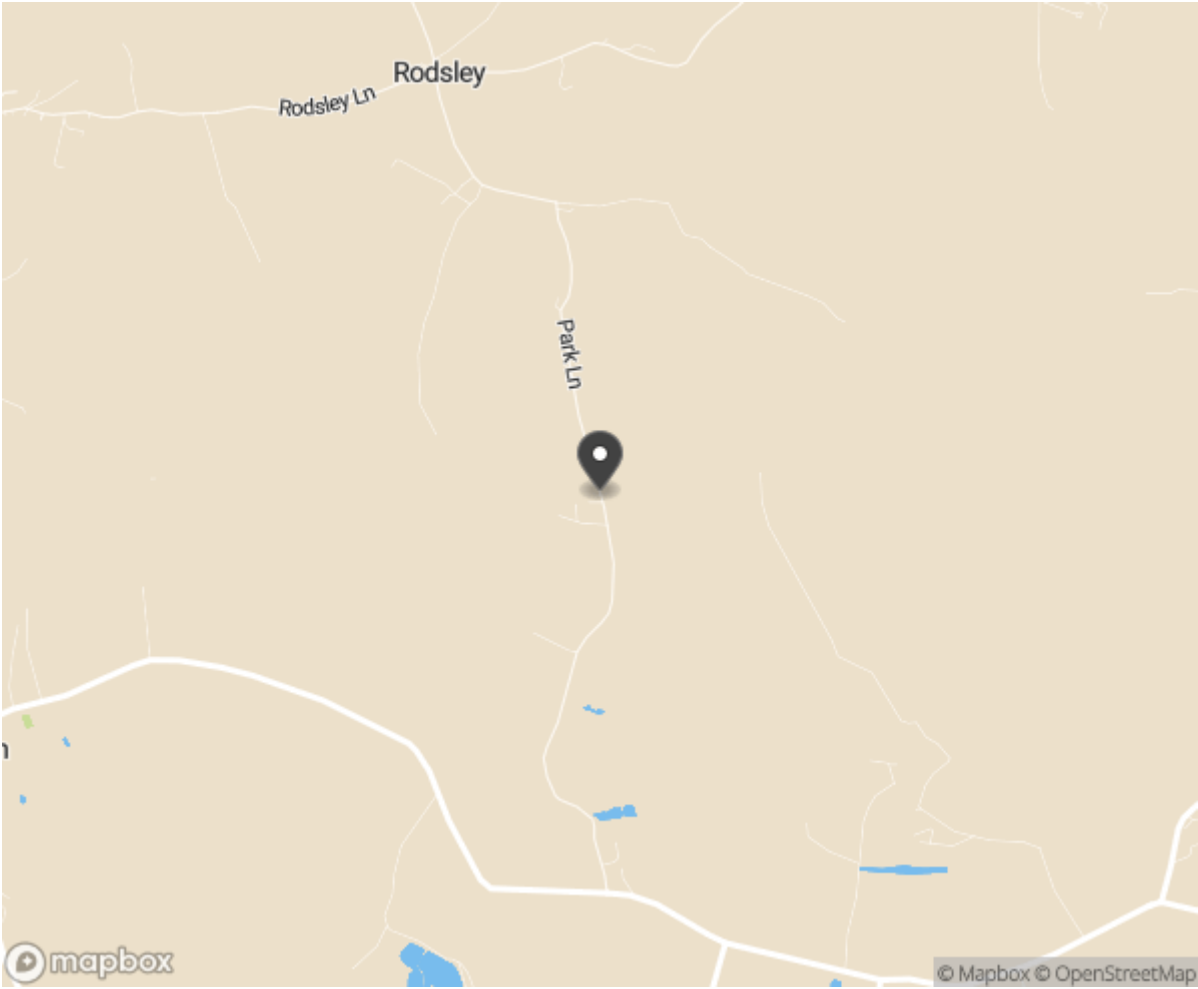
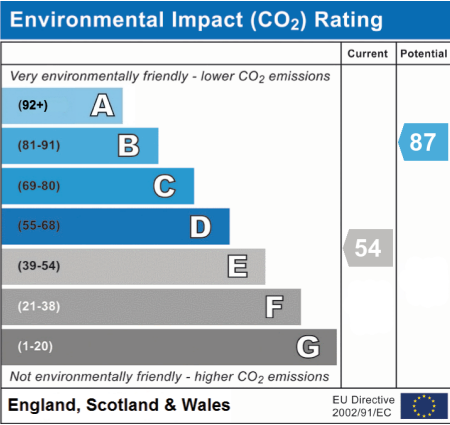
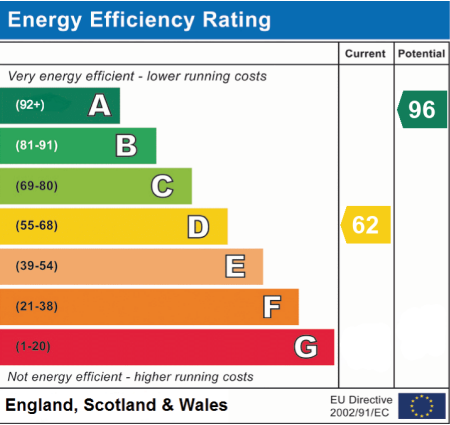






Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



Nick Samways

Director
01335 818550



Stuart Bennet MNAEA

Director
01335 818550

 5
  2
  6
  0.28 ac
  1700 sq ft