



£350,000

Birch Close, Wessington DE55 6EB

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Potential To Extend (subject to planning permission)
- Family Home
- Located In Beautiful Derbyshire Countryside
- Idyllic Village Location
- Garage & Driveway Parking for Multiple Vehicles
- Corner Plot Position

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home in idyllic village location. Boasting corner plot position in quiet residential cul-de-sac, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home in idyllic village location. Boasting corner plot position in quiet residential cul-de-sac, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Utility Room/WC, Kitchen, Dining Room, Lounge and Conservatory to the ground floor whilst featuring three double Bedrooms and family Bathroom to the first floor.

Externally, the property boasts fantastic corner plot position including front, side and rear lawn space all of which bordered and secured via a series of mature shrubbery and timber fencing. The property also features block paved sun/entertaining patio partly laid with artificial turf creating the perfect space for relaxing and hosting. Off street parking for numerous vehicles can be found to the side elevation of the property with access to double Garage.

### Entrance Hallway

Accessed via double glazed UPVC door to front elevation with mini wall mounted radiator, carpeted flooring and doorways to; Lounge, Utility Room and Kitchen.

### Utility/WC

Featuring low level WC whilst eye level units and base cupboards housing inset stainless steel sink also features. Double glazed obscured window to side elevation.

### Kitchen

13' 5" x 8' 5" (4.09m x 2.57m) Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the workspace. Inset stainless steel one and a half bowl sink features whilst integrated extractor unit covers area with freestanding gas cooker/hob. Wall mounted radiator features as tiled effect flooring runs throughout and double glazed windows feature to side and rear elevation. UPVC double glazed door to side elevation accessing sun patio.

### Dining Room

12' 7" x 9' 2" (3.84m x 2.79m) Enjoying open aspect to Kitchen space, the Dining Room benefits from carpeted flooring, wall mounted radiator and further double glazed window to rear elevation.

### Living Room

20' 1" x 9' 5" (6.12m x 2.87m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Fireplace on raised hearth in decorative oak surround forms the centre piece of the room.

### Conservatory

11' 4" x 4' 9" (3.45m x 1.45m) Accessed via double glazed sliding doors from the Lounge with double glazed UPVC surround, wood effect flooring and double glazed UPVC door accessing rear enclosed garden.

## First Floor

### Landing

A carpeted landing space featuring double glazed window to front elevation, wall mounted radiator and two full length fitted units providing ample amount of storage capacity.

### Bedroom One

15' 7" x 9' 10" (4.75m x 3.00m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 3" x 9' 0" (2.82m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

8' 3" x 6' 3" (2.51m x 1.91m) A four piece suite comprising; Bath with shower attachment, pedestal handwash basin, low level WC and bidet. Tiled splashback covers the units whilst wall mounted radiator, wall fitted extractor unit and double glazed window to front elevation completes the space.

### Outside

Externally, the property boasts fantastic corner plot position including front, side and rear lawn space all of which bordered and secured via a series of mature shrubbery and timber fencing. The property also features block paved sun/entertaining patio partly laid with artificial turf creating the perfect space for relaxing and hosting. Off street parking for numerous vehicles can be found to the side elevation of the property with access to double Garage.

### Council Tax

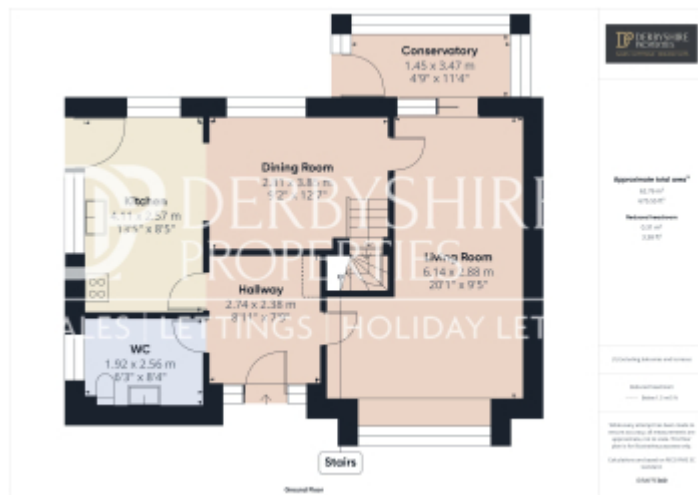
We understand that the property currently falls within council tax band D, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

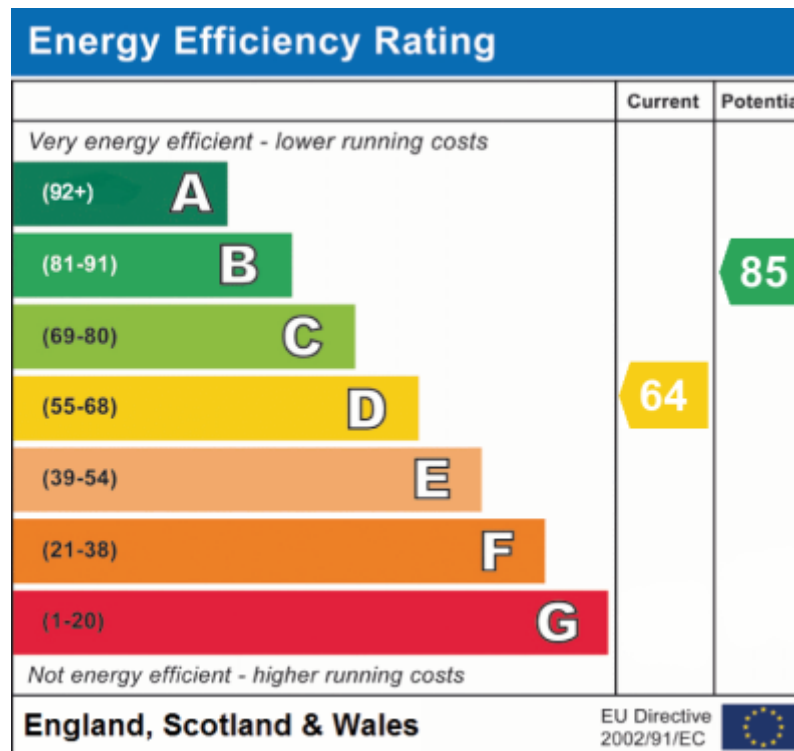






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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