LA NOSTRA CASA



BLENHEIM



WELCOME TO LA NOSTRA CASA, AN IMMACULATELY PRESENTED, FOUR BEDROOMED DETACHED HOME THAT IS PERFECTLY SUITED FOR A WIDE RANGE OF PURCHASERS.

Constructed to a high standard in 2021, this beautiful property offers contemporary living spaces throughout and epitomises luxury 21st-century family living.





ENTRANCE HALL

On the ground floor are two exceptional living areas, perfect for hosting and entertaining.

Including a wonderful breakfast kitchen with high-specification integrated appliances and a light-filled lounge/dining room with bi-folding doors opening to the rear. Completing the ground floor is a useful utility room and WC.

The first floor has two large double bedrooms, with modern en-suites and dressing rooms. One bedroom benefits from having a balcony terrace with a glazed balustrade, overlooking pleasant views of the rear of the property. Meanwhile, the second floor offers additional accommodation with two further double bedrooms and a family bathroom. Externally, La Nostra Casa has multiple off-road parking spaces, a tiered garden and a further patio, allowing for outdoor relaxation. The property also benefits from having a garage and gymnasium.

The property is within walking distance to the amenities of Dronfield, including public houses, shops, restaurants, supermarkets, cafes and highly regarded schooling. Dronfield train station is also reachable within a short walk, providing useful rail links to Chesterfield, Sheffield and onward journeys to London. Sports can be enjoyed within the local area with Hallowes Golf Club and Dronfield Sports Centre located just a short walk away.

The property briefly comprises of on the ground floor: Entrance hall, lounge/dining room, breakfast kitchen, utility room, WC and boiler room.

On the first floor: Landing, master bedroom, master dressing room, master en-suite bathroom, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite bathroom and bedroom 2 balcony.

On the second floor: Landing, bedroom 3, family bathroom and bedroom 4.

Outbuildings: Garage and gymnasium.

GROUND FLOOR

A composite door opens to the entrance hall.

Entrance Hall

Having a side facing UPVC double glazed panel, recessed lighting and tiled flooring with underfloor heating. A timber door opens to the lounge/dining room.

Lounge/Dining Room

29'7 x 24'6 (9.02m x 7.47m)

A light-filled lounge/dining room with a side facing UPVC double glazed panel, recessed lighting, in-built ceiling speakers and tiled flooring with underfloor heating. A wide opening gives access to the breakfast kitchen. UPVC bi-folding doors with double glazed panels open to the rear of the property.

Breakfast Kitchen

18'1 x 16'9 (5.51m x 5.11m)

An excellent breakfast kitchen with side facing UPVC double glazed windows, recessed lighting, in-built ceiling speakers and tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface, upstands and an inset 1.0 bowl sink with a chrome Quooker tap. Appliances include an induction hob with a suction extractor, three Miele oven/grills, a Liebherr wine cooler and a full-height Bosch fridge. A separate central island incorporates a matching work surface and the provision for three chairs. Double timber doors open to the utility room.

Utility Room

Having a side facing UPVC double glazed window, recessed lighting and tiled flooring with under floor heating. A base unit with a work surface has an inset 1.0 bowl sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. Timber doors open to the WC and boiler room.

WC

With a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap.

Boiler Room

Having a flush light point and tiled flooring with underfloor heating. The boiler room houses the Ideal boiler and Tempest hot water cylinder.

From the entrance hall, a staircase with a timber handrail and glazed balustrading rises to the first floor.



LOUNGE/DINING ROOM



BREAKFAST KITCHEN



LOUNGE/DINING ROOM



BREAKFAST KITCHEN



LOUNGE/DINING ROOM & BREAKFAST KITCHEN

FIRST & SECOND FLOORS

Landing

With a Velux roof window, rear facing UPVC double glazed window, side facing UPVC double glazed panel, pendant light point and a central heating radiator. Timber doors open to the master bedroom and bedroom 2.

Master Bedroom

24'1 x 14'2 (7.34m x 4.32m)

A sizeable double bedroom with a side facing UPVC double glazed panel, front facing UPVC double glazed double doors opening to a Juliet balcony, recessed lighting, in-built ceiling speakers and a central heating radiator. A timber door opens to the master dressing room.

Master Dressing Room

Having Velux roof windows, flush light point and a central heating radiator. Fitted furniture includes long hanging, shelving and drawer units. An opening gives access to the master en-suite bathroom.

Master En-Suite Bathroom

Being fully tiled with a front facing UPVC double glazed window, recessed lighting, an in-built ceiling speaker and a chrome heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and a vanity mirror above. A freestanding bath has a chrome mixer tap and stretching the length of one wall is a walk-in shower with a rainhead shower, additional hand shower facility, inset shelving and a glazed screen.

Bedroom 2

16'9 x 15'5 (5.11m x 4.70m)

A further double bedroom with side facing UPVC double glazed windows, recessed lighting, in-built ceiling speakers and a central heating radiator. Sliding doors open to the bedroom 2 dressing room and en-suite bathroom. UPVC double doors open to the bedroom 2 balcony.

Bedroom 2 Dressing Room

Having a Velux roof window, flush light point and a central heating radiator. Fitted furniture includes long hanging, shelving and drawer units.

Bedroom 2 En-Suite Bathroom

Being fully tiled with a Velux roof window, flush light point, chrome heated towel rail and tiled flooring with underfloor heating. A suite in white includes a wall mounted WC and a wash hand basin with a chrome mixer tap and a vanity mirror above. To one corner is a Jacuzzi bath with a chrome mixer tap and an additional hand shower facility.

Bedroom 2 Balcony

Overlooking the rear of the property with exterior lighting, external power and a stone wall with glazing.

From the landing, a staircase with a timber handrail and glazed balustrading rises to the second floor.



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 2 BALCONY



BEDROOM 2 BALCONY

SECOND FLOOR

Landing

Having recessed lighting. Timber doors open to bedroom 3, family bathroom and bedroom 4.

Bedroom 3

16'9 x 13'7 (5.11m x 4.14m)

Another double bedroom with rear and side facing UPVC double glazed windows, recessed lighting and a central heating radiator. Two hatches open to eaves storage.

Family Bathroom

Being fully tiled with a side facing UPVC double glazed window, recessed lighting, and a chrome heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap. To one wall is a freestanding bath with a chrome mixer tap and an additional hand shower facility.

Bedroom 4

23'7 x 14'2 (7.19m x 4.32m)

A double bedroom with Velux roof windows, recessed lighting and a central heating radiator. Access can be gained to eaves storage.



FAMILY BATHROOM



BEDROOM 3



BEDROOM 4

EXTERIOR & GARDENS

From Soaper Lane, electric operated wrought iron gates open to the right side of the property, which has exterior lighting and a resin driveway provides parking for four vehicles. Access can be gained to the main entrance door.

The driveway continues to an up-and-over door that opens to the garage.

Garage

16'9 x 15'11 (5.11m x 4.85m)

With light and power.

Steps descend to a steel door that opens to the gymnasium.

Gymnasium

8'2 x 7'2 (2.50m x 2.18m)

A useful gymnasium with light and power.

From the gymnasium, further steps descend to the rear of the property. The garden has a stone flagged patio, exterior lighting and external power. Access can be gained to the dining room. Beyond the patio is a tiered garden with plant beds and a mature tree. The rear is fully enclosed by timber fencing.

Running alongside the left hand side of the home is a stone flagged path with a water tap, external power point and exterior lighting. This runs to the front of the property, where a stone flagged patio has exterior lighting and a raised planter.

The exterior is fully enclosed by timber fencing and stone walling.







GROUND FLOOR, GARAGE & GYMNASIUM

Total Approximate Floor Area (Incl. Gymnasium & Garage):
3429 SQ.FT. (318.6 SQ.M.)

Ground Floor Approximate Floor Area:
1147 SQ.FT. (106.6 SQ.M)

Garage & Gymnasium Approximate Floor Area:
475 SQ.FT. (44.1 SQ.M)



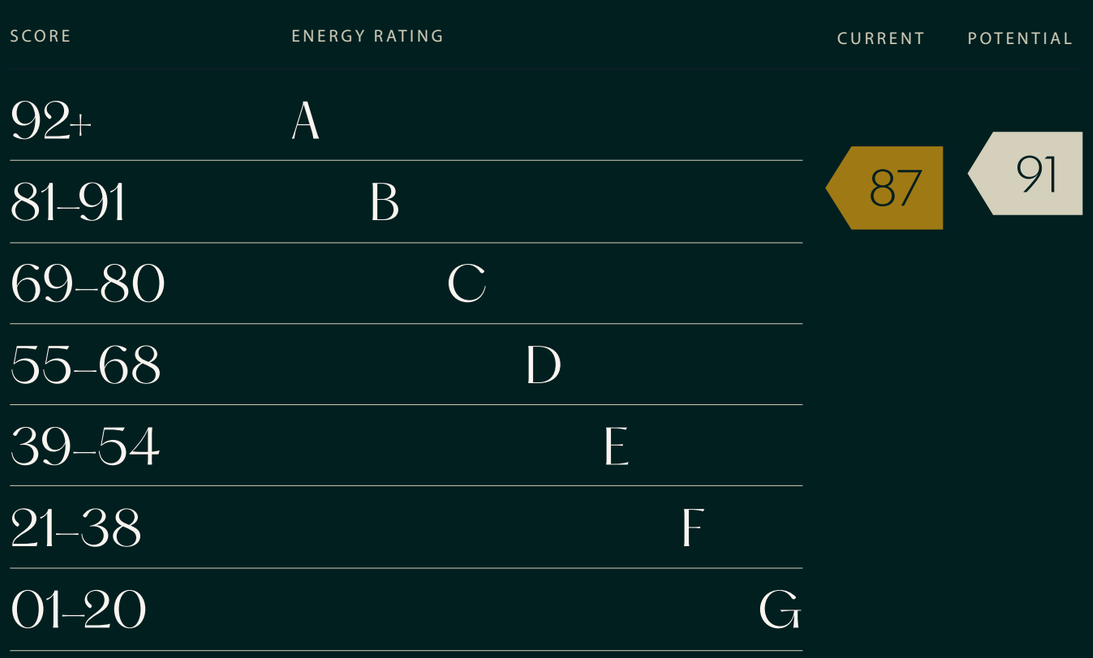
FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1147 SQ.FT. (106.6 SQ.M)

Second Floor Approximate Floor Area:
660 SQ.FT. (61.3 SQ.M)



BEDROOMS	BATHROOMS
4	3
LIVING ROOMS	**SQFT**
2	3,429
TENURE	**COUNCIL TAX**
Freehold	F



Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

LA NOSTRA CASA

Soaper Lane, Dronfield, Derbyshire,
S18 1QA

Asking Price
£900,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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