



Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

Vendors Comments

It was a beautiful place to grow up. with lots of adventures to be had in the woods.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Firs, 54 Sutton Spring Wood, Calow, S44 5XF

Asking price £650,000

- Three bedroom detached bungalow
  - Set within approx 6 acres of beautiful woodland
  - Detached garage with an inspection pit
  - Biomass boiler, log burner and solar panels
  - A hub for wildlife
- Panoramic views
  - Parking for multiple cars
  - Spacious kitchen diner
  - Fantastic links to the M1 gateway
  - EPC Grade = C



# 54 Sutton Spring Wood, Calow S44 5XF

Residing within a PICTURESQUE WOODLAND is this Three bedroom property with approx 6 ACRES of well established land A SWEEPING DRIVEWAY leads to the DETACHED BUNGALOW and an ARRAY OF OUTBUILDINGS, one of which was previously used as a extra large DOUBLE garage and has a CAR INSPECTION PIT. The property itself would be attractive to the ECO CONCIOUS with a BIOMASS BOILER and SOLAR PANELS

Accessed via a lane from Hassocky Lane, the property is perfectly suited to commuters who want to enjoy a RURAL LIFESTYLE while benefiting from excellent links to the M1 gateway.

Property briefly comprises of , Entrance Hall, Lounge, spacious kitchen diner, Three bedrooms and a family bathroom with separate W.C. Externally there is a detached double garage, greenhouses and other outbuildings. A large 360 degree garden leads down to your private woodlands.

Offered to the market with NO UPWARD CHAIN.

EPC Grade = C

 3

 2

 2

 C

Council Tax Band: E

