



8a School Street
Eckington



**8a School Street
Eckington
Sheffield
S21 4FL**



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0.24 ac



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8a School Street offers the opportunity to acquire a flexible, well presented dormer bungalow, set in 0.24 acres and benefitting from spacious, flexible accommodation. The property benefits from a quiet location whilst being nearby to transport links and commercial districts. With scope for five bedrooms the property can be used as a large family home or offering home office space.

For Sale by Private Treaty.

Guide Price: £575,000



Bakewell Office - 01629 812777



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8a School Street

Location:

The property is set back from the road in a popular area of the sought after village of Eckington, with local amenities in the village itself and being close to nearby commercial districts in the Town of Chesterfield and City of Sheffield, with commuting links via the rail network to London and Manchester.

Whilst being close to commercial centres, Eckington is surrounded by open Derbyshire countryside, providing an attractive rural setting, and being nearby to the Peak District National Park the property has the benefit of both worlds.

Description:

The property is spacious, light and flexible, with five double bedrooms, offering scope for a large family, multi generational living or alternative uses from the bedrooms such as office, play room or nurseries.

The Sitting Room with Dining space and Conservatory set off provides an excellent room for active family living and entertaining with doors off to the outside space making pleasant inside/outside living.

A master bedroom with en suite facility, and two family bathrooms benefits the property and a spacious Kitchen which could be utilised as Kitchen Diner if preferred.

With attractive outside space, ample space for parking for multiple vehicles including garaging and carport.

Directions:

Heading to Eckington on Sheffield Road, turn right as you reach the village onto Church Street, continue on Church Street, for approximately 1 kilometre, before taking a right hand turn onto School Street, the entrance driveway is on the left hand side after approximately 20m.

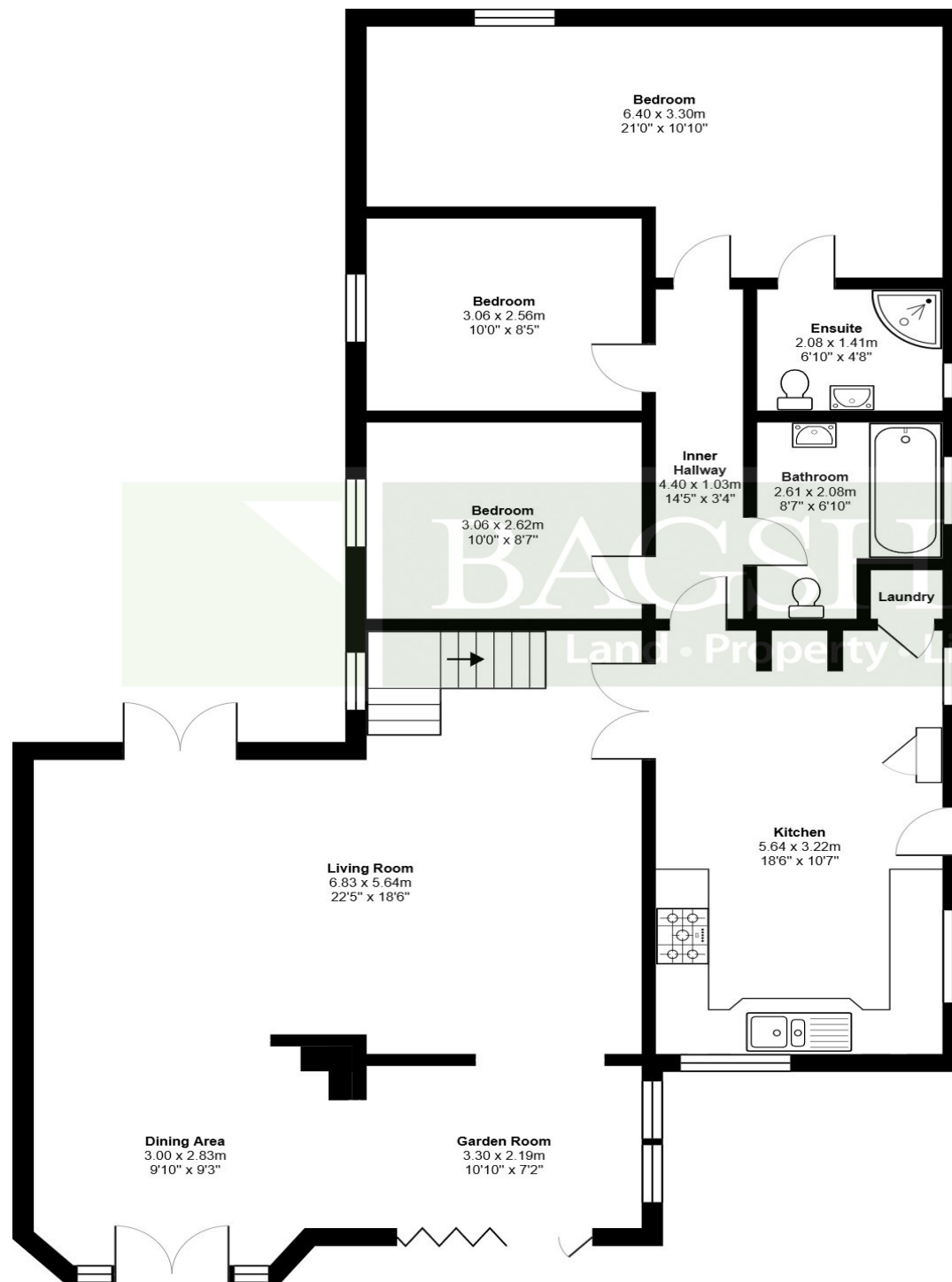
Approaching from Chesterfield on the B6052, turn right onto West Street and continue on for approximately 800m, where school street lies on the left hand side.

Accommodation

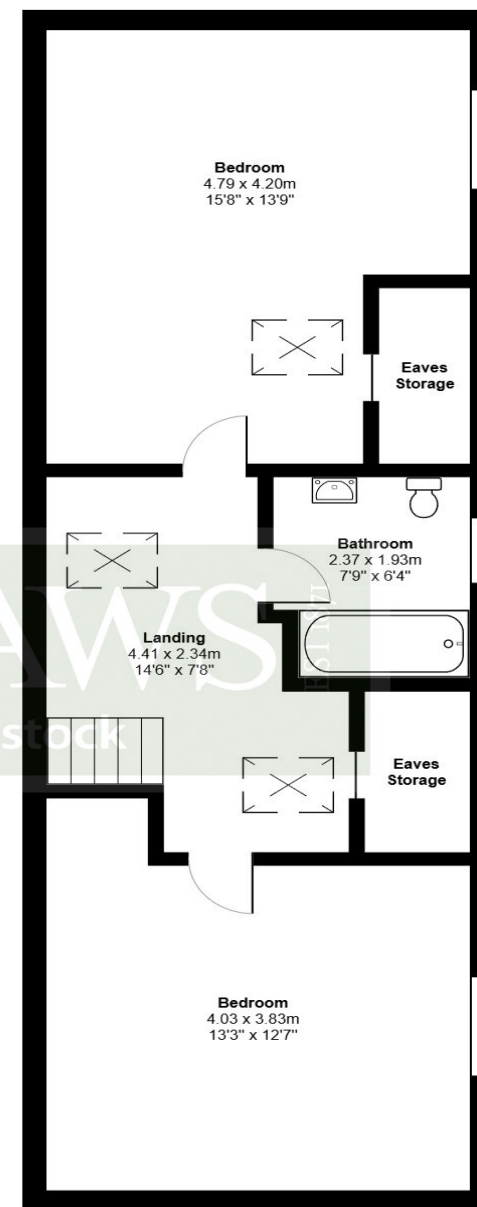
The property hosts a good sized Kitchen, with utility space off, a good sized Sitting Room with Dining Area and Conservatory, providing attractive views and access to the front garden, the ground floor further hosts a family bathroom and three Double bedrooms, one being the Principal with en suite facility.

To the first floor there is a further two double bedrooms and family bathroom, these have been utilised as home office space in the past and would suit a variety of uses such as nursery or play room.

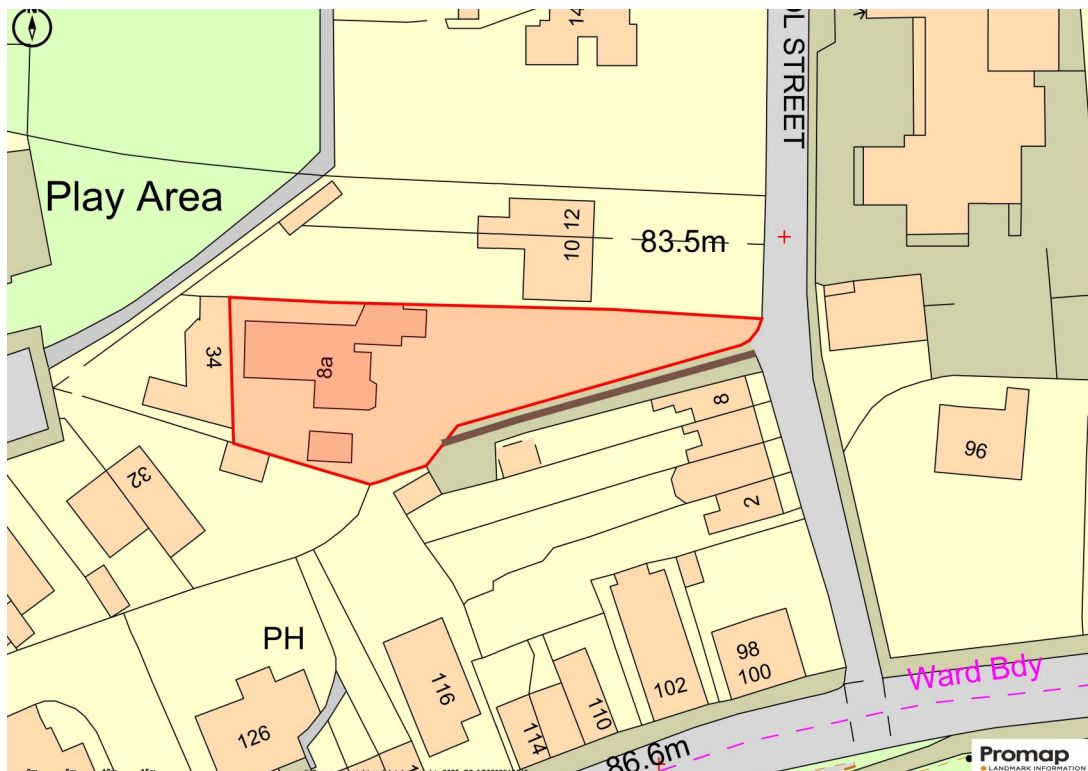




Ground Floor



First Floor



Externally

The property benefits from a larger than average plot measuring 0.24 acres, hosting a garage, carport and further summer house. There is potential for the garage and carport to be used for a variety of purposes subject to the necessary planning consents, the front garden is bordered by mature trees, shrubs and an attractive planted border.

The rear gardens are enclosed, providing privacy and further host herb/vegetable garden, decking and patio area ideal for entertaining/outdoor dining.



General Information

Services:

The property benefits from mains water, electricity, gas, and sewerage.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral and Timber Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The property benefits from a right-of-way for access immediately off the main road, as indicated by the brown line on the plan.

Council Tax Band: E **EPC Rating:** TBC

Vendor's Solicitors:

To be confirmed

Local Authority:

North East Derbyshire Council.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Agents Note; Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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