





**\*\*\* OPEN HOUSE, SATURDAY 21/10/23, 10AM -2PM,  
NO APPOINTMENT NECESSARY \*\*\***

**\*\* FULLY RENOVATED FIVE BEDROOM DETACHED  
FAMILY HOME \*\* 0.20 ACRE PLOT \*\***

Welcome to this truly exceptional five-bedroom detached home, perfectly nestled in the heart of the charming and sought-after village of Hartshorne. This remarkable property has undergone extensive refurbishment and renovation, resulting in a showcase of modern luxury and elegance. It stands proudly, set back from the road, on a generous plot measuring 0.20 acre, offering a unique blend of space, style, and tranquility.

The open-plan living spaces are flooded with natural light, creating an inviting and airy atmosphere. The heart of the home is undoubtedly the modern and spacious kitchen, complete with top-of-the-line appliances, sleek countertops, and ample storage space. This kitchen is a true haven for culinary enthusiasts and a perfect gathering spot for family and friends.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents



## Local Area

The charming village of Hartshorne is highly coveted, offering a wide range of local amenities. These include a Village Hall, inviting Public Houses, a picturesque Church, a well-maintained Cricket ground, and recreational grounds – all conveniently located within easy walking distance.

One of Hartshorne's major attractions is its seamless access to an expansive network of public footpaths and bridleways. These enchanting pathways lead you through vast woodlands within the National Forest, featuring serene bluebell woods and expansive open countryside. It's a nature lover's paradise right on your doorstep.

For those seeking urban adventures, the city of Derby lies a mere 12 miles to the north, offering a wealth of cultural and recreational opportunities. Additionally, the thriving town of Burton upon Trent is just 6 miles to the east, providing even more options for shopping, dining, and entertainment.

If you're looking for recreational pursuits in the heart of nature, you're in luck. Hartshorne boasts excellent woodland walks within the village itself, with Hartshorne Wood, Foremarke Reservoir and the esteemed National Trust property, Calke Abbey, all just a short drive away. Whether you prefer tranquil strolls or immersive outdoor experiences, Hartshorne has something to offer everyone.

Hartshorne is not just a place to live; it's a community that combines the best of rural and urban living, providing residents with a diverse range of activities and experiences to enjoy.

## Porch

With a UPVC double glazed window to the side elevation, oak timber front entry door, complementary tiled flooring throughout, internal doors lead to:



## Study

With a UPVC double glazed window to the side elevation and central heating radiator.

## Hallway

With oak effect panelled flooring throughout, staircase rising to the first floor landing with bespoke timber strut balustrades, smoke alarm, spot lighting to ceiling, feature stain glass window to front, internal doors leads to:







### Kitchen/Diner

The hub of the home is undoubtedly the bespoke living/dining kitchen features open plan living. The rear elevation has bespoke French doors leading to the rear patio and two double glazed window unit. The kitchen features a wide range of built-in appliances, which includes a stainless steel sink and drainer, double ovens, four ring induction hob with built-in extractor fan, feature downlighting, dishwasher, pan drawers, integrated fridge, freezer and breakfast bar. The lounge and dining space has feature wall lighting, two vertically mounted central heating radiators and complementary panelled flooring.

### Utility Room

Featuring 2x UPVC double glazed windows to the side elevation, timber side entry door leading to the side access, complementary tiled flooring throughout, stainless steel sink with spray mixer tap, plumbing space for undercounter white goods, consumer unit and electric smart meter

### Living Room

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point being the room being the cast iron multi fuel log burning fireplace, timber Adam style surround and granite hearth with complementary tiled backing and telephone point.

### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, featuring a low-level WC with continental flush, floating vanity wash hand basin with mixer tap, complementary tiling to both floor and wall coverings and spotlighting to ceiling

### Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, internal door leads to:

### En-suite

Featuring a three-piece suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, double walk-in shower cubicle with glass screen and waterfall showerhead, complementary tiling to wall and floor coverings, heated towel radiator and spotlighting to ceiling

### Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and timber panelling to lower half

### Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Five

With a UPVC double glazed window to the rear elevation and central heating radiator

### Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a four piece family bathroom suite, comprising of low-level WC with continental flush, fancy wash hand basin with mixer tap and base level storage, freestanding bath unit with mixer tap and shower head attachment walk-in shower cubicle with waterfall showerhead and glass screen, complementary tiling to both floor and wall coverings, extractor fan and spotlighting to ceiling

### Outside

Nestled away from the road, this property boasts ample frontage parking that can easily accommodate multiple vehicles, offering potential space for caravan parking. Surrounding this parking area, you'll find a picturesque landscape adorned with mature shrubs and trees, complemented by a well-maintained lawn and gravel parking area.

To the side of the house, a convenient access pathway with iron gate guides you to the expansive rear garden. This inviting outdoor space features a meticulously shaped lawn, an extended decked patio which enjoys private views over the laid to lawn gardens. Additionally, a further hardstanding patio to the rear of the plot makes a perfect space for evening relaxation and entertaining.













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

182.20 m<sup>2</sup>

1961.23 ft<sup>2</sup>

**Reduced headroom**

0.99 m<sup>2</sup>

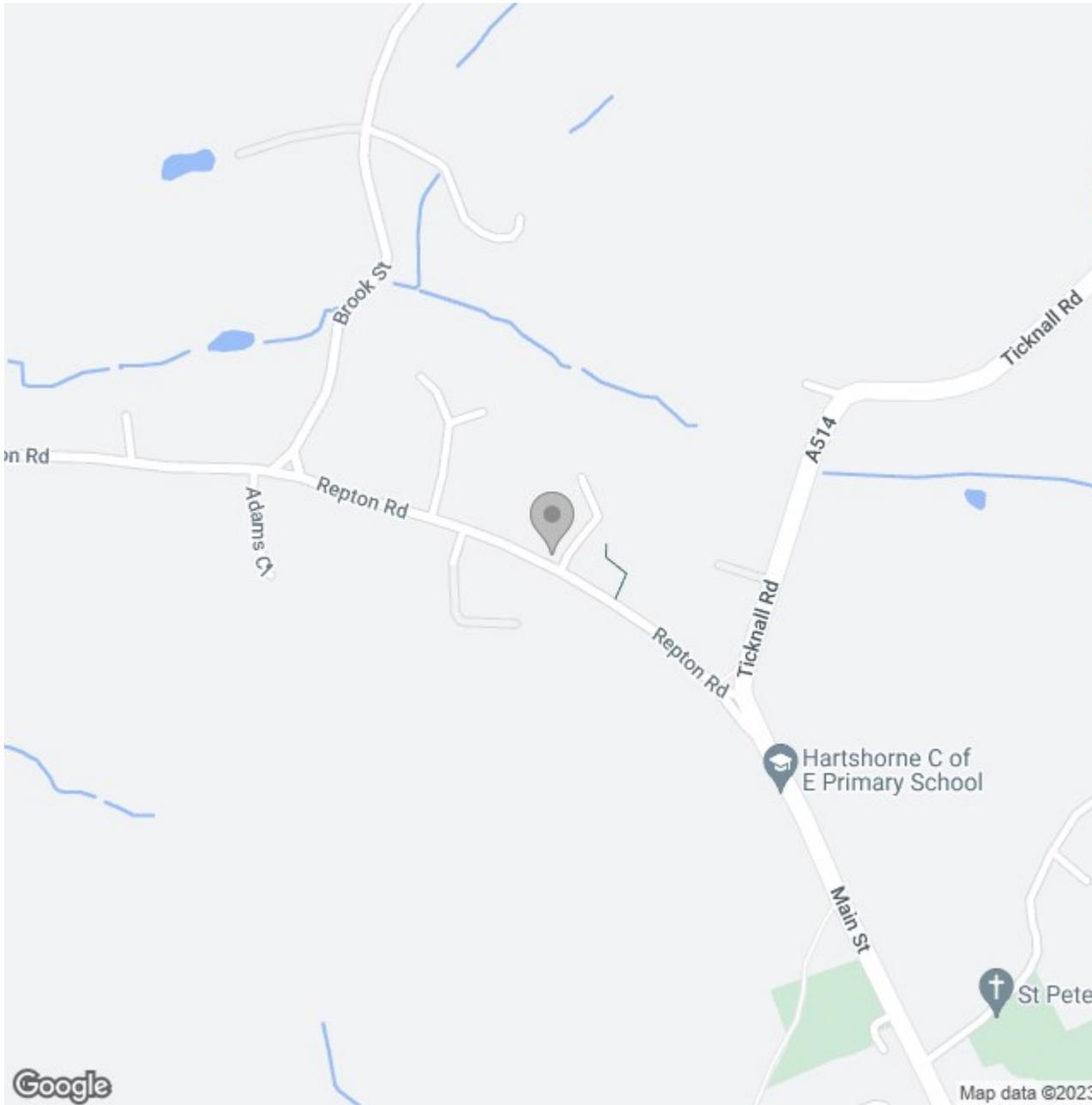
10.70 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>17</b>	<b>32</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	