





Located within the highly desirable Lioncourt Homes development, this charming two-bedroom semi-detached home offers a welcoming atmosphere, perfect for modern living. The property is designed with convenience in mind, featuring a spacious open-plan living/dining kitchen, a practical cloaks/WC, and two well-proportioned bedrooms. The master bedroom benefits from an en-suite, ensuring comfort and privacy.

Externally, the home boasts a generously sized rear garden which has been comprehensively overhauled and relandscaped since built, offering a lovely space for outdoor relaxation or hosting gatherings, while a block-paved driveway provides ample off-road parking. The property also benefits from mains gas central heating, water and electricity.

Ideally located on the outskirts of the Town Centre, residents have easy access to local amenities, including shops, schools, and a leisure centre. With quick connections to the A50, commuting to major road networks is a breeze, and the beautiful Peak District is just a short drive away, offering the perfect blend of convenience and natural beauty.

Estate charges will apply.



Hallway

The front door opens into a welcoming hallway featuring a doorbell chime, a telephone point, a central heating radiator, and an internal door leading to the heart of the home.

Open Plan Living/Dining Kitchen

A UPVC double-glazed window to the front allows natural light into the well-equipped kitchen, which offers a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, a gas central heating combination boiler, oven/grill, gas hob with stainless steel extractor hood, an integrated dishwasher and space for white goods.

Lounge Area

Accessed via UPVC double-glazed French doors to the rear garden, the lounge is light and airy, with two central heating radiators, a TV aerial point, a telephone point, a thermostat, and a handy under-stairs storage cupboard.

Cloaks/WC

Located on the ground floor, the cloaks/WC features a UPVC double-glazed frosted window to the front. It includes a low-level WC with continental flush, a floating wash hand basin with mixer tap, complementary tiling to the lower half, a central heating radiator, and an extractor fan.



Landing

The landing offers access to the loft space via a loft hatch, with additional features including a smoke alarm, central heating radiator, and internal doors leading to the two bedrooms and family bathroom.

Bedroom One

This well-sized master bedroom features a UPVC double-glazed window to the front elevation, a thermostat, a central heating radiator, and a useful over-stairs storage cupboard. It also benefits from an en-suite bathroom.







En-suite

The en-suite is fitted with a three-piece shower suite, including a low-level WC with continental flush, a floating wash hand basin with mixer tap, and an enclosed shower cubicle with a folding glass door. Additional features include a shaving point, an extractor fan, and spotlighting to the ceiling.

Bedroom Two

A second well-sized bedroom, featuring a UPVC double-glazed window to the rear elevation and a central heating radiator.



Bathroom

The family bathroom is fitted with a three-piece suite, including a low-level WC with continental flush, a floating wash hand basin with mixer tap and bath unit with complementary tiling to the walls. Additional features include a central heating radiator, a shaving point, and an extractor fan.

Outside

The garden has been beautifully re-landscaped since the home was built, creating a stunning and low-maintenance outdoor space. A large ceramic-tiled patio serves as the perfect spot for relaxing or entertaining, with the sleek tiles framed by bordering white stone, adding a touch of elegance. The garden is bordered by retaining sleepers, which not only define the space but also provide a natural boundary around the artificial lawn, creating a clean, green area that requires minimal upkeep.

Paved steps lead to the side of the garden, offering easy access and contributing to the flow of the space. A paved pathway meanders through the garden, guiding you towards a hard-standing base with ample room for a shed or additional storage.



One of the standout features of the garden is its privacy—it is not overlooked, providing a secluded and peaceful environment ideal for outdoor relaxation or entertaining guests. With its smart layout and thoughtful design, this garden offers a perfect combination of functionality and style, making it a fantastic space for social gatherings or simply unwinding in a private oasis.





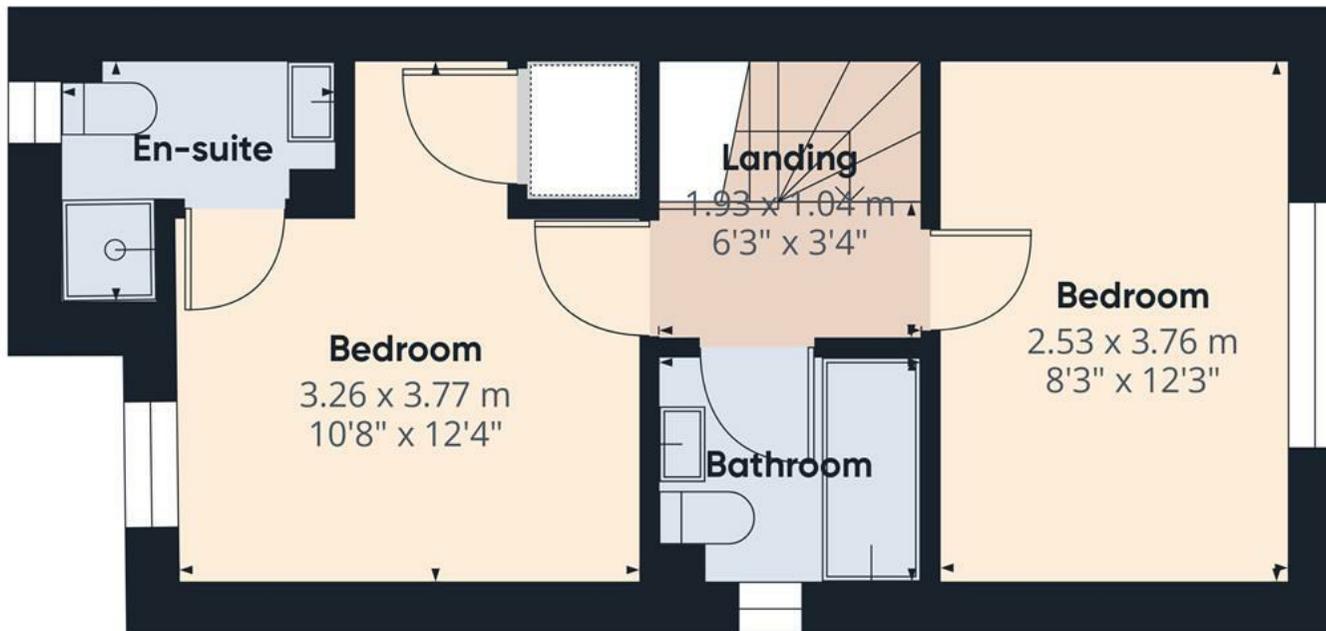


Floor 0

Approximate total area⁽¹⁾

58.44 m²

629.04 ft²



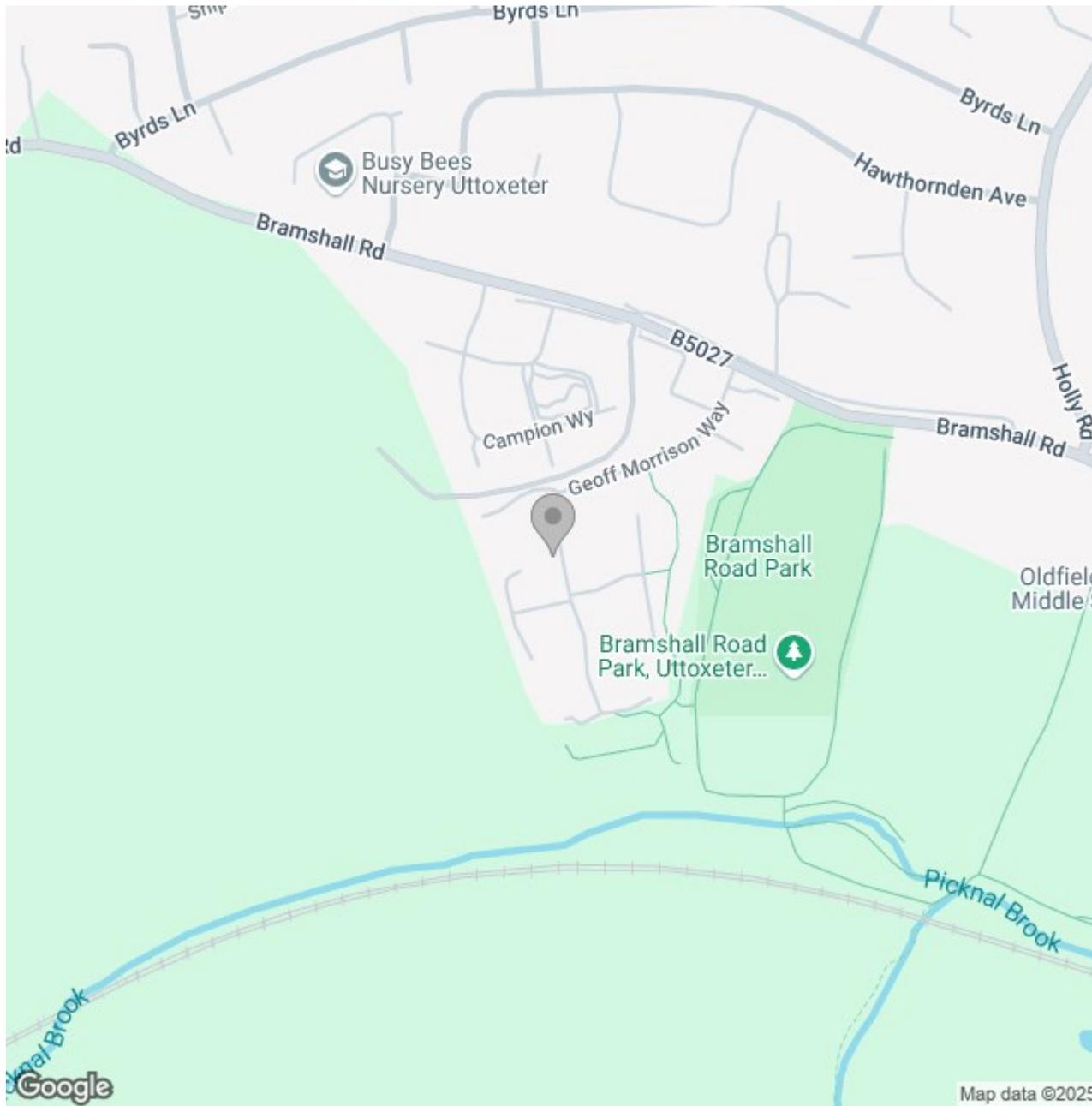
Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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	