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The Ugly Bungalow, 73 The Crest Linton, Swadlincote, Derbyshire DE12 6QE



A sumptuously appointed, beautifully re-designed and totally renovated four/five bedroom contemporary style detached residence backing onto woodland.

Price £499,950



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GENERAL INFORMATION

THE PROPERTY

This superb property has undergone a stunning transformation by the current owners creating a modern, flexible living space for a thriving family on the edge of the popular village of Linton. This stylish residence has been designed in a contemporary style creating modern living with automatic lighting in the bathrooms and utility room, and lovely finishes throughout.

On entering the property, you are greeted by an impressive entrance having full height glazing to the front aspect and a semi-galleried landing to the first floor. There is a spacious lounge with dining area having french doors opening into the garden with views of the woodland beyond. A beautifully fitted and well apportioned living/dining kitchen has doors opening out into the garden and offers ample cupboards, integrated appliances, and quartz counter tops. A good size utility room gives access to the large garage. There is also a study/playroom/additional bedroom along with a guest bedroom having a luxury Jack and Jill en-suite. At the first floor is a fabulous master bedroom with french doors opening out into a large balcony with views over the garden and woodland and a superbly appointed en-suite wet room. There is a further double bedroom and additional single bedroom/dressing room, as well as a family bathroom which is fitted to a superb standard.

Outside there is ample parking to the front of the property and to the side large timber gates lead to a further parking space. The rear garden has a terrace area, lawn and ample space for a kitchen garden or children's play area offering views of the woodland beyond.

LOCATION

The property is set on The Crest at the edge of the village with a lovely pleasant outlook to the rear, and ample woodland walks close by. The village is set within the National Forest, with a good primary school, public inns, and convenience stores.

ACCOMMODATION

Viewing is essential to appreciate the quality, size, flexibility, and design of this stylish family residence. From entering the property at the entrance hall, you can only be impressed by the presentation and size of the accommodation. The entrance hallway is a stunning double height room with a galleried staircase of oak with glass balustrades to the first floor, full height glazed windows to the front aspect and engineered oak flooring. If it's been a trying day, there is even a wine rack under the stairs. The lounge overlooks the rear garden and woodland beyond and is beautifully presented. It offers ample space for sofas, wall mounted TV and even a small dining table. French doors open onto the rear terrace.

The kitchen is a great space with ample room for table and chairs and sofas. The kitchen itself offers a



good range of base cupboards, larder units, wall mounted cabinets and island unit. There is an oven, microwave, and dishwasher all integrated, and space for a free-standing American style fridge/freezer. The quartz counter-tops are inset with a stainless-steel sink with extendable hose mixer tap, and in the island is a five-ring hob. The counter tops on the island extend to create a breakfast bar, ideal for entertaining. A wide opening leads through to the utility room with automated lighting, and is again well fitted with base cupboards and larder units. There is space for a washing machine and tumble dryer. A door from the utility leads into the large single garage.

From the hallway doors also lead off into the guest bedroom with a luxury Jack and Jill en-suite shower room, and a further room which could be used as a study, a fifth bedroom or playroom.

At the first floor is a stunning master bedroom, the main feature of the room being french doors which open onto a large balcony, a lovely place to enjoy a morning tea or coffee. There is also a beautifully appointed en-suite wet room.

There is a further double bedroom to the first floor as well as a single bedroom which can be accessed via a door from the landing or a door from the double bedroom so has the potential to become a dressing room if required. The family bathroom is beautifully appointed with automated lighting, waterfall taps and shower attachment over a contemporary bath, a wall mounted hand wash basin and w.c.

GROUND FLOOR

ENTRANCE HALL 3.77m x 3.21m (12'4" x 10'6")

LOUNGE/DINER 6.84m x 4.01m (22'5" x 13'2")

FAMILY KITCHEN 7.48m x 5.87m (24'6" x 19'3")

UTILITY ROOM 3.16m x 1.93m (10'4" x 6'4")

GUEST BEDROOM 3.25m x 3.91m (10'8" x 12'10")

JACK & JILL EN-SUITE 2.37m x 1.75m (7'9" x 5'9")

BEDROOM FIVE/STUDY/PLAYROOM 2.89m x 2.75m (9'6" x 9'0")

FIRST FLOOR

MASTER BEDROOM 4.20m x 5.72m (13'9" x 18'9")

EN-SUITE WET ROOM 2.29m x 1.68m (7'6" x 5'6")

DOUBLE BEDROOM 3.33m x 3.66m (10'11" x 12'0")

SINGLE BEDROOM/DRESSING ROOM 3.06m x 2.29m (10'0" x 7'6")

FAMILY BATHROOM 1.67m x 2.32m (5'6" x 7'7")

OUTSIDE

LARGE SINGLE GARAGE 5.38m x 3.06m (17'8" x 10'0")

BALCONY 4.20m x 2.34m (13'9" x 7'8")

GARDENS & GROUNDS

A gravelled drive to the front of the property provides ample parking and leads to the garage with



its remote controlled roller door, power, and lighting. Large timber gates lead to a further private parking space and the rear garden beyond.

The garden at the rear has a large terrace for entertaining, a lawn and further area ideal for a kitchen garden or children's play area. All backing onto a Woodland area with direct gated access from the garden for woodland walks.

LOCAL AUTHORITY

South Derbyshire District Council - Band C

VIEWING

Strictly by appointment through Scargill Mann & Co -
Burton office (ACB/DLW October 2021)/DRAFT

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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