



Barn Two
Mugginton
Weston Underwood
Ashbourne
Derbyshire
DE6 4PJ

Price

- Ground floor fourth bedroom / snug
- Large sitting room
- Sumptuously appointed fitted living kitchen with quality units and integrated appliances
- Separate cloakroom and utility room
- Principal bedroom with luxury en-suite bathroom
- Two additional first floor bedrooms
- Large modern contemporary bathroom
- Pleasant lawned gardens
- Double garage and store
- Viewnig essential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Enjoying an exclusive courtyard development and constructed and refurbished to the highest standard and specification by Blueline Developments, this highly appealing four bedroomed terraced barn conversion. Enjoying an idyllic setting with stunning views to the rear and being extremely convenient for swift access to Derby, Ashbourne and Matlock. There is an excellent local restaurant close at hand.

An internal inspection will reveal quality accommodation to the highest of standards and specification with under floor heating to all floors, the property enjoys a wide reception hallway with oak and glazed staircase off, ground floor bedroom four / snug, formal lounge. To the rear is a well appointed fully equipped living kitchen with quality fitted units with integrated appliances and a central island breakfast bar, there is a good sized utility room and ground floor cloakroom. To the first floor off a principal bedroom enjoys a luxury en-suite bathroom with double walk-in shower and free standing bath, two additional bedrooms and a large family bathroom with four piece suite. Outside is a patio with lawned garden having stunning views and there is a double garage with adjacent store plus parking within the courtyard.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this stunning property in a unique and favoured location with ease of access to principal towns and villages. An ideal professional couples house or family home. For further information contact the agent.

LOCATION

Mugginton is a rural hamlet approximately 6 miles to the north of the City of Derby with a village Primary School and Post Office. The village of Duffield is approximately 4 miles away and has an excellent range of amenities including a selection of shops and a train service to Derby and onward to St Pancras, London (approximately 90 minutes). Leisure facilities at Duffield include horse riding together with Chevin and Kedleston Golf Clubs. The famous market town of Ashbourne lies approximately 6 miles to the north west known as the gateway to Dovedale and the famous Peak District National Park.





ACCOMMODATION

ENTRANCE HALL

With oak and glazed panelled staircase off. Tiled floor.

LIVING ROOM

4.52 x 3.44 (14'10" x 11'3")

BEDROOM FOUR / SNUG

3.41 x 4.48 (11'2" x 14'8")

SUMPTUOUSLY APPOINTED FITTED LIVING KITCHEN

5.54 x 6.8 (18'2" x 22'4")

With a quality range of fitted contemporary styled units with one and a half inset bowl sink unit with mixer taps over, base cupboard beneath, full length quartz work surfaces with upstand. Built-in twin double ovens in matching housing unit. Integrated dishwasher, fridge and freezer. Tall food / broom cupboards. Central island with inset Halogen hob with large extractor canopy hood over with breakfast bar facilities and built-in drawers. Tiled floor. Spot lighting.

LIVING AREA

With French doors providing access to a delightful patio and garden. Spot lighting.

SEPARATE UTILITY ROOM

3.86 x 1.57 (12'8" x 5'2")

With inset sink unit and base cupboard beneath. Integrated washer / dryer with quartz work surface over and upstand. Door to the rear off. Tall food / storage cupboard. Tiled floor. Wall mounted boiler concealed in a cupboard.

CLOAKROOM

With low level WC and vanity wash hand basin. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM ONE

5.00 x 4.50 (16'5" x 14'9")

With under eaves storage cupboard. Velux roof light.

SUPERBLY APPOINTED FOUR PIECE EN-SUITE BATHROOM

With walk-in shower having rain waterfall shower over having glazed side screen and tiled surrounds. Free standing bath with chrome pillar taps. Large vanity wash hand basin and low level WC. Decorative spot lighting. Velux roof light. Under eaves storage cupboards. Tiled floor. Heated chrome towel rail. Extractor fan.

BEDROOM TWO

3.76 x 3.34 (12'4" x 10'11")

Built-in under eaves storage cupboard.

BEDROOM THREE

3.45 x 4.17 (11'4" x 13'8")

Built-in storage cupboard.

SUPERBLY APPOINTED FAMILY BATHROOM

With four piece suite with walk-in double shower with glazed screen, rain waterfall shower over. Vanity wash hand basin with storage drawers beneath. Low level WC. Free standing bath with chrome pillar taps. Heated chrome towel rail. Tiled floor. Extractor fan.

OUTSIDE

DOUBLE GARAGE

3.00x 5.6 (9'10"x 18'4")

With power and lighting plus up and over door.

ADJACENT OPEN PLAN STORAGE

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To the rear of the property is a patio with lawns and borders commanding fine views over open countryside.

COUNCIL TAX BAND

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To be confirmed

DIRECTIONAL NOTE

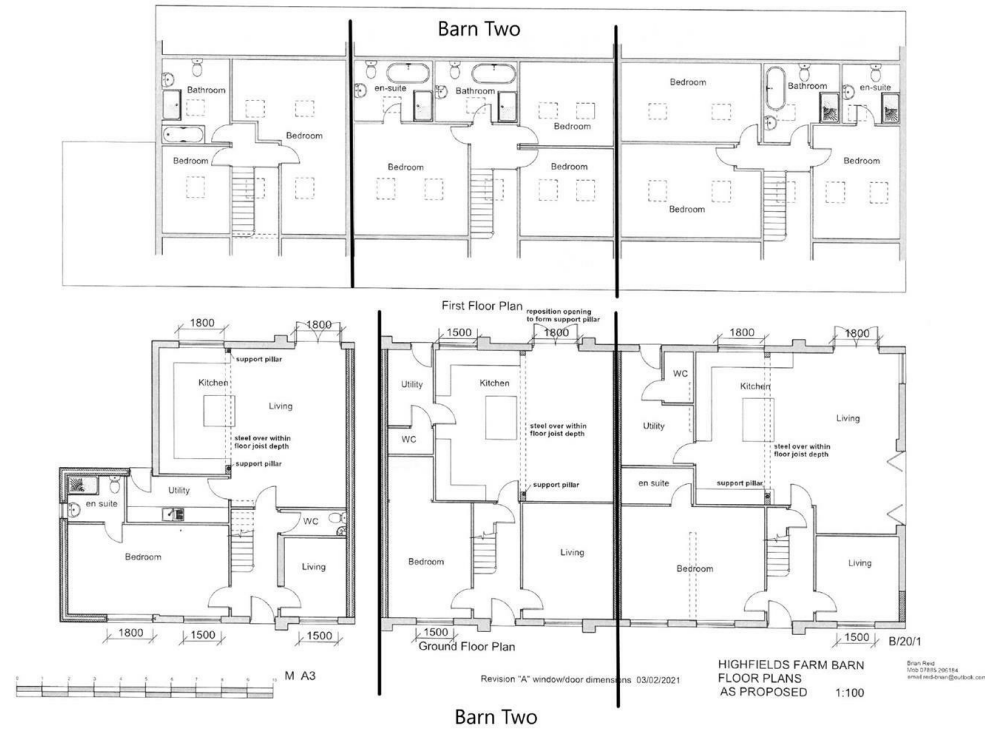
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From Ashbourne proceed along the main Belper Road travelling through Hulland Ward bearing right where signposted for Kedleston and Weston Underwood. At the T-junction, at the end of a very long stretch of road, take the turning right where signposted for Mugginton and Weston, and just prior to The Cock Inn Public House and Restaurant the property is situated on the left hand side as denoted by our "for sale" board,

VIEWING

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Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (DM/JO)



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

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