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32 Windmill Hill Lane  
Off Ashbourne Road  
Derby  
DE22 3BQ

Price  
£180,000

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- Rarity on the market - offering great potential
- Traditional bay-fronted family home
- Double glazed and gas centrally heated
- Entrance hall and living room
- Dining kitchen
- Conservatory with utility and separate wc off
- Three first floor bedrooms and bathroom
- Gardens to front and rear
- Potential for driveway subject to the relevant permissions
- VIEWING RECOMMENDED

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

An opportunity to acquire this traditional semi-detached family home within a sought after location off Ashbourne Road. It is the first time the property has been on the market for 60 years making this a true rarity and has real potential to further improve. It is sold with the benefit of no upward chain, double glazing and gas central heating and internally comprises, hall, front living room, rear dining kitchen, conservatory with utility and separate w.c off. The first floor landing leads to three bedrooms and a bathroom.

Outside, there is a low maintenance patio garden to the rear, pathway to the side and a further garden to the front which has the potential to become a driveway subject to the necessary planning consent.

## LOCATION

The property is in a prime location within walking distance of a full range of amenities in Derby city centre. Markeaton Park is also a short walk away. Easy access is available to the A52 and A38 for further onwards travel.

## ACCOMMODATION

### UPVC DOUBLE GLAZED ENTRANCE DOOR

With matching side-light provides access to:

### HALLWAY

With central heating radiator, staircase to first floor with feature painted wooden balustrade. Useful under-stairs storage cupboard. Door to:

### LIVING ROOM

4.86 x 3.12 (15'11" x 10'3")

Please note the former measurement is taken into the uPVC double glazed and leaded cant bay window to front. The latter measurement is taken into the recess adjacent to the chimney breast with feature fireplace and wall mounted gas fire. Display alcoves and shelving to chimney breast recesses. Central heating radiator and decorative coving.

### DINING KITCHEN

4.57 x 2.85 (15'0" x 9'4")

Incorporating:





#### DINING AREA

With wall mounted gas fire, cupboard to recess and uPVC double glazed window to rear.

#### KITCHEN AREA

With granite effect preparation surface with inset sink unit, tiled surrounds, base cupboards and drawers, complementary wall mounted cupboards, gas cooker and fridge (included in the sale). uPVC double glazed window to side. Door to:

#### CONSERVATORY

3.43 x 2.19 (11'3" x 7'2")

With views over the garden through uPVC double glazed windows and matching glass roof. Latched doors to utility room and w.c. uPVC double glazed door to garden.

#### UTILITY ROOM

Having plumbing for washing machine and further space for tumble dryer. Wall mounted gas fired boiler.

#### W.C

With low flush w.c.

#### FIRST FLOOR ACCOMMODATION

#### SEMI-GALLERIED LANDING

With continuation of the painted wooden balustrade. uPVC double glazed window to side. Doors leading off.

#### BEDROOM ONE

4.62 x 3.13 (15'2" x 10'3")

With central heating radiator, original tiled fire surround, uPVC double glazed and leaded window to front.

#### BEDROOM TWO

3.15 x 2.77 (10'4" x 9'1")

Again, with original tiled fire surround. Wardrobes to chimney breast recess, central heating radiator, uPVC double glazed window to rear.

#### BEDROOM THREE

2.68 x 1.85 (8'10" x 6'1")

With central heating radiator, built-in bed with storage beneath, further over-stairs storage cupboard, access to loft space, uPVC double glazed leaded window to front.

#### BATHROOM

2.11 x 1.97 (6'11" x 6'6")

Fully tiled with a suite comprising low flush w.c., pedestal wash hand basin and panelled bath with Triton shower over. Airing cupboard, central heating radiator, uPVC double glazed window to rear.

#### OUTSIDE AND GARDENS

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The property is set back from the road behind low maintenance

garden with herbaceous borders containing shrubs, access along the side to a wrought iron gate which in turn leads to a low maintenance paved garden with greenhouse and a shed. Please note that there is potential to drop the kerb to the front to allow for off road parking to the front subject to the necessary planning consents.

#### DIRECTIONAL NOTES

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The approach from the Derby office is to proceed out of town along Friar Gate which becomes Ashbourne Road. Eventually turn left into Windmill Hill Lane where the property will be located on the right hand side as denoted by the 'for sale' board.

#### COUNCIL TAX BAND

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Derby City Council - Band A

#### VIEWING

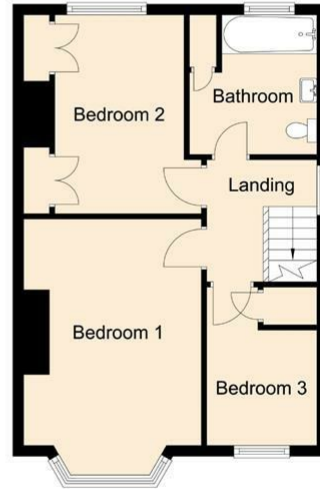
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Strictly by appointment through Scargill Mann & Co - Derby office (BA/DLW)

Ground Floor



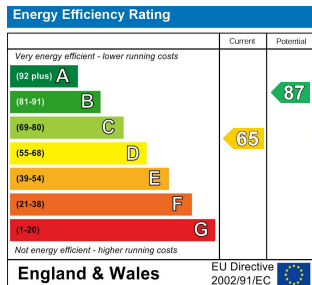
First Floor



32 Windmill Hill Lane, Derby, DE22 3BQ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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