



SCARGILL
MANN & CO

EST. 1995

Tara
24 North Avenue
Ashbourne
Derbyshire
DE6 1EZ

Asking Price
£625,000

- NO UPWARD CHAIN
- Dining kitchen
- Utility room & guest cloakroom
- Sitting room & Dining room
- Master bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Double garage & workshop
- Delightful rear garden
- Walking Distance to the Town

GENERAL INFORMATION

A rare opportunity for the discerning purchaser to acquire this well-presented and maintained four-bedroom detached family home with a stunning garden, situated on one of the most sought-after roads in Ashbourne.

The property is sold with the benefit of no upward chain, gas-fired central heating, and sealed unit uPVC double glazing. Internally briefly comprises of entrance hallway, dining room, sitting room, dining kitchen, utility, and guest cloakroom. On the first floor is a master bedroom with a large ensuite, three further bedrooms, and a family bathroom.

The front of the property offers ample off-street parking for multiple vehicles, as well as a most useful double garage and workshop space with a parallel carport. To the rear of the property is a spacious, enviable garden comprising a patio seating area, which gives way to a mainly laid lawn with mature herbaceous and flowering borders.

LOCATION

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of enviable local facilities including fashionable shops, cafes and bars. There is a full range of schools, doctors surgery's and swift access to delightful open countryside. Ashbourne is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

ACCOMMODATION

having upvc front door providing access to:

RECEPTION HALLWAY

having central heating radiator. Decorative dado railing. Staircase to first floor. Door providing access to dining room, sitting room, dining kitchen and guest cloakroom.





SITTING ROOM

5.00m x 3.57m (16'4" x 11'8")

Please note the latter measurement being taken into the recess adjacent to the chimney breast having feature log burner. Central heating radiator. Sealed unit double glazed bay window in upvc frames to front. Sealed unit upvc French doors providing access to rear garden.

DINING ROOM

3.67m x 3.00m (12'0" x 9'10")

having central heating radiator. Decorative dado railing. Sealed unit double glazed windows in upvc frames to front.

GUEST CLOAKROOM

1.96m x 1.08m (6'5" x 3'6")

having a white suite comprising of wall mounted wash hand basin with hot and cold chrome taps over with tiled splashback. Low level WC. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to side.

DINING KITCHEN

4.20m x 3.00m (13'9" x 9'10")

having roll edged preparation surfaces with inset one and a half composite sink with adjacent drainer and chrome mixer tap over with upstand surround. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, electric fan assisted oven and grill and fridge. Four ring gas hob over the oven with extractor fan canopy above. Complementary wall mounted cupboards. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear. Upvc door providing access to rear garden. Wooden French doors providing access to:

UTILITY ROOM

1.68m x 3.42m (5'6" x 11'2")

having roll edged preparation surfaces with cupboards and storage space beneath. Appliance spaces and plumbing for a washing machine and tumbler dryer plus free standing fridge and freezer. Complementary wall mounted cupboards with wall mounted Ideal condensing boiler. Electric circuit board. Sealed unit double glazed window in upvc frame to rear with upvc door providing access to side.



FIRST FLOOR

GALLERIED LANDING

with decorative dado railing. Sealed unit double glazed windows in upvc frames to front. Doors off providing access to bedrooms and family bathroom.

PRINCIPAL BEDROOM

4.16m x 2.93m (13'7" x 9'7")

having built-in wardrobes. Central heating radiator. Sealed unit double glazed windows in upvc frame to rear enjoying stunning countryside views of the surrounding area. Wooden door provides access to:

EN-SUITE

3.42m x 1.68m (11'2" x 5'6")

having a white suite comprising of pedestal wash hand basin with hot and cold chrome tap over. Low level WC. Bath with hot and cold chrome taps over. Corner shower cubicle with electric shower over. Chrome ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

BEDROOM TWO

3.55m x 2.95m (11'7" x 9'8")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

BEDROOM THREE

3.00m x 2.68m (9'10" x 8'9")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

BEDROOM FOUR

1.91m x 3.55m (6'3" x 11'7")

having central heating radiator. Loft hatch access. Sealed unit double glazed windows in upvc frames to rear.



FAMILY BATHROOM

2.07m x 3.00m (6'9" x 9'10")

being partially tiled and having a white suite comprising pedestal wash hand basin with hot and cold chrome tap over. Low level WC. Bath with hot and cold chrome tap over and mains shower above. Electric extractor fan. Ladder style heated towel rail. Airing cupboard providing towel storage with water tank beneath. Sealed unit opaque window in upvc frame to side.

OUTSIDE

The property is accessed via a shared gravel driveway, leading to the front of the property boasting ample off-street parking for multiple vehicles. There is also a most useful double garage and workshop with a carport opposite.

DOUBLE GARAGE / WORKSHOP

4.32m x 4.40m (14'2" x 14'5")

having power and lighting. Electric folding door. Sealed unit double glazed opaque window in upvc frame to front and side. Opening providing access to:

WORKSHOP SPACE

4.40m x 1.50m (14'5" x 4'11")

having power and lighting.

Undoubtedly one of the main features of this property is its stunning rear garden, enjoying countryside views and having a large patio seating area, which gives way to a mainly laid lawn with mature herbaceous and flowering borders with further potential at the foot of the garden to create a vegetable plot/garden.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band F

DIRECTIONAL NOTE

From our Ashbourne office, proceed North on Buxton Road, and upon reaching the crossroads at The Bowling Green Inn, turn left onto North Avenue. Proceed on North Avenue, where the property will shortly be located on the left-hand side, clearly denoted by our For Sale board.

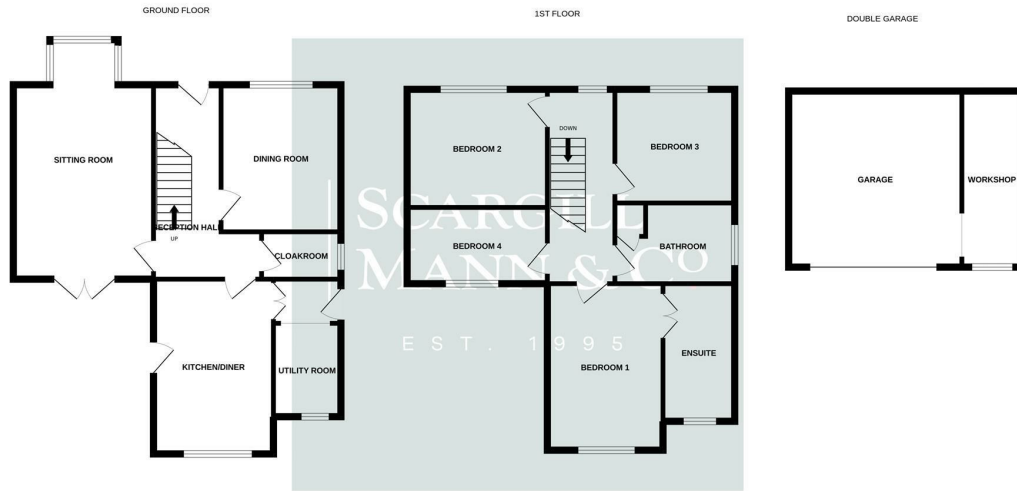
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(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	

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