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## Walnut Bungalow

Dalbury Lees

Ashbourne

Derbyshire

DE6 5BE

Offers Around

£550,000

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- Substantial double fronted detached bungalow
- Excellent potential
- Requires some upgrading and modernisation
- Double garage and ample car space
- Enclosed porch and dining hall
- Good sized lounge and garden room
- Partly fitted kitchen
- Principal bedroom with en-suite bathroom and fitted wardrobes
- Two additional double bedrooms and shower room
- Established delightful garden with stunning views

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Occupying a delightful village position, this highly appealing double fronted detached bungalow requiring some modernisation and upgrading but offering excellent potential for improvement. The bungalow enjoys the benefits stunning views to the rear with a superb deep plot.

A recommended internal inspection will reveal enclosed porch leading to a good sized dining hallway, access it then gained to a superb formal lounge with picture windows and patio doors providing access to a garden room - taking full advantage of the views and delightful garden. There is a partly fitted kitchen requiring some upgrading and modernisation. Three well proportioned bedrooms, the principal enjoying the benefits of fully fitted wardrobes, chest of drawers and a luxury en-suite pink bathroom and there is a separate shower room.

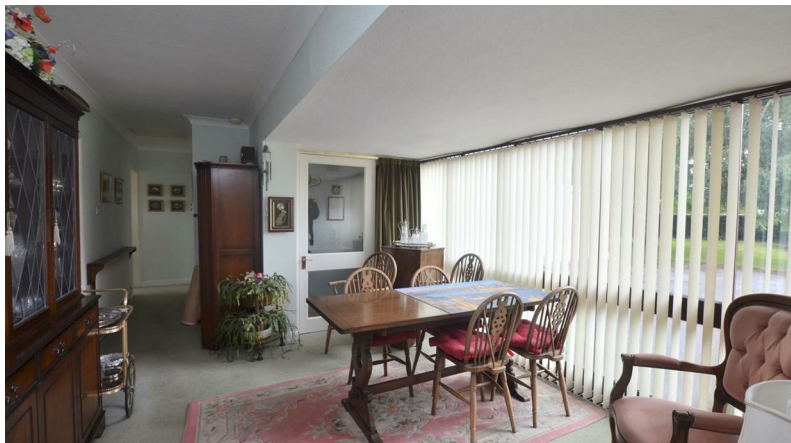
Outside is a delightful garden with extensive patio, good sized lawns with flowering borders, vegetable garden and greenhouse plus a timber garden shed. To the front is a deep foregarden with ample car standing space leading to a detached double garage, lawns and mature trees.

The sale provides a very enviable opportunity for a discerning purchaser to acquire this delightful property in a stunning location. Viewing can be recommended.

## LOCATION

Dalbury Lees offers excellent community facilities and a local pub. It has ease of access to rural countryside facilities, swift access to Derby and Ashbourne.

## ACCOMMODATION





#### ENCLOSED PORCH

Providing access to:

#### DINING HALL

3.7m x 4.00m (12'1" x 13'1")

Central heating radiator. Decorative coving. Decorative picture windows to front.

#### LOUNGE

5.2m x 5.5m (17'0" x 18'0")

Two central heating radiators. Feature random stone fireplace with open fire and Cornish slate hearth (electric fire to front). Raised TV plinth and shelving. Corner picture window. Patio door providing access to garden room.

#### GARDEN ROOM

4.3m x 3.5m (14'1" x 11'5")

with door to the rear off.

#### KITCHEN

4.2m x 3.8m (13'9" x 12'5")

being partly fitted with inset sink unit and base cupboard beneath. Range of base cupboards and drawers units with work surfaces over and tiled surround. Complementary wall mounted cupboards. Inset electric hob with matching double oven and grill in housing unit. Plumbing for an automatic washing machine and plumbing for an automatic dishwasher. Three tall food / broom cupboards. Central heating radiators. Tiled floor. Door to the rear off.



#### BEDROOM ONE

3.78m x 3.00m (12'4" x 9'10")

with a full range of fitted wardrobes with storage cupboards over. Matching chest of drawers. Central heating radiator.

#### EN-SUITE BATHROOM

with pink suite comprising low level WC, vanity wash hand basin, panelled bath with shower over and tiled surrounds. Built-in airing cupboard with lagged hot water cylinder and immersion heater. Double central heating radiator.

#### BEDROOM TWO

3.52m x 3.12m (11'6" x 10'2")

Built-in wardrobes with storage cupboards over. Central heating radiator.

#### BEDROOM THREE

3.34m x 3.83m (10'11" x 12'6")

Central heating radiator. Decorative coving.

#### SHOWER ROOM

with walk-in shower having full tiled surrounds, vanity wash hand basin, storage cupboard beneath and low level WC. Central heating radiator.

#### INNER HALLWAY

with access to large attic.

#### OUTSIDE

There is a delightful garden with a deep foregarden having large tarmacadamed driveway for ample parking and providing direct access to:



#### TWO BAY DOUBLE GARAGE

BAY ONE 5.36m x 2.7m (17'7" x 8'10") with power and lighting, up and over door

BAY TWO 5.36m x 2.7m (17'7" x 8'10") with power and lighting, up and over door

To the rear is a delightful garden with large patio area, ideal for alfresco dining, formal lawns, a variety of specimen plants and shrubs, greenhouse and timber garden sheds.

#### COUNCIL TAX BAND

South Derbyshire District Council - Tax Band G

#### DIRECTIONAL NOTE

From Derby proceed along the main Ashbourne Road having past Mackworth take the turning left into Brun Lane. Proceed to the top of Brun Lane at the T-junction turn right, then first left into Long Lane. Proceed along Long Lane for approximately 1.5 miles then take the turning left into Dalbury Lees. The property is situated in the middle of the village on the right hand side.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (DM/JO)

### ASHBOURNE

8 Market Place  
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DE6 1ES

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E: ashbourne@scargillmann.co.uk

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### DERBY LETTINGS

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

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