



4 Keepers Croft
Ashbourne
Derbyshire
DE6 1TF

Price
£430,000

- Beautifully presented throughout
- Upvc Double Glazing and GCH
- Entrance Hall, Guest Cloakroom, Sitting Room
- Spacious Dining Kitchen, Utility, Study/Dining Room
- Principal Bedroom with En-suite
- Further Three Bedrooms and Family Bathroom
- Much Improved Landscaped Garden
- Driveway and Garage
- No Upward Chain
- Viewing Essential

SCARGILL
MANN & CO
EST. 1995

An opportunity to acquire this beautifully presented four bedroom detached family home being offered for sale with no upward chain and with upvc double glazing and gas fired central heating.

To the rear of the property is a delightful much improved and thoughtfully landscaped enclosed garden with adjacent garage and driveway providing ample off road parking.

The market town of Ashbourne is known as the gateway to the famous Peak District National Park provides an excellent and varied range of facilities including fashionable shops, cafés and bars. There is good schooling, doctors surgeries and swift access to delightful open countryside. Ashbourne is situated only 13 miles west of Derby City centre. The A50 dual carriage is located south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west with access to other East Midland's centres.

Stairs to the first floor, useful understairs storage cupboard, radiator, door to:

Comprising, low flush w.c., ceramic pedestal wash hand basin, radiator, ceramic wall tiling, wood grain effect flooring, extractor fan.





SITTING ROOM

6.29m x 3.31m (20'7" x 10'10")

A light and spacious room with dual aspect comprising upvc double glazed window to front and matching double doors providing access to the rear garden, two radiators, TV points.

FEATURE DINING KITCHEN

5.84m x 3.45m (19'1" x 11'3")

Comprising:

KITCHEN AREA

Fitted with a range of base and wall units with matching cupboard fronts, roll edge granite effect laminate preparation surfaces with inset 11/2 stainless steel sink unit, four ring gas hob with stainless steel splash-back and canopy extractor hood with variable speed fan and lighting over, integrated electric fan assisted double oven, integrated fridge, freezer and dishwasher, sealed unit double glazed window to the side and wood grain effect flooring.

DINING AREA

Ample dining space with the continuation of the wood grain effect flooring, sealed unit double glazed double doors providing access to the landscaped rear garden, two radiators, upvc double glazed window to the side, door to:

UTILITY ROOM

Continuation of the wood grain effect flooring, fitted work surface with inset stainless steel sink unit and drainer, ceramic wall tiling, plumbing suitable for an automatic washing machine, composite obscure double glazed and panel door leads to the rear garden.



STUDY/DINING ROOM

3.02m x 2.70m (9'10" x 8'10")

Radiator, sealed unit double glazed window to the front.

ON THE FIRST FLOOR - FEATURE GALLERIED LANDING

Radiator, sealed unit double glazed window to the front, useful storage cupboard.

PRINCIPAL BEDROOM

3.89m x 3.45m (12'9" x 11'3")

Upvc double glazed window to side and rear, radiator and door to:

EN-SUITE SHOWER ROOM

Comprising, cubicle with rain effect and thermostatic mixer shower over, close coupled w.c., wall mounted ceramic wash hand basin with modern chrome mixer tap over, radiator, wall tiling, obscure double glazed window to the side.

BEDROOM TWO

3.37m x 3.16m (11'0" x 10'4")

Sealed unit double glazed window to the rear, radiator.

BEDROOM THREE

3.37m x 3.03m (11'0" x 9'11")

Sealed unit double glazed window to the front, radiator.

BEDROOM FOUR

3.03m x 2.29m (9'11" x 7'6")

Sealed unit double glazed window to the front, radiator.

FAMILY BATHROOM

2.69m x 1.92m (8'9" x 6'3")

Modern suite in white comprising, panel bath with electric shower over and shower



screen, pedestal wash hand basin, close coupled w.c., complementary ceramic wall tiling, radiator, obscure double glazed window to the rear elevation.

OUTSIDE & GARDENS

A true feature of this sale is the rear landscaped garden, which has been much improved and well thought out. It offers a choice of seating areas, pathways and shrubbery.

The property is set back from the road behind an attractive foregarden with adjacent driveway providing ample off road parking which leads to:

SINGLE GARAGE

6.01m x 3.03m (19'8" x 9'11")

Up and over door, power, lighting.

COUNCIL TAX BAND

Derbyshire Dales - E.

DIRECTIONAL NOTES

From our Ashbourne office is to proceed out of town along the Derby Road taking the right hand turning into Springfield Avenue. At the T Junction turn right onto the Old Derby Road to the new traffic island taking the second left into Lower Pingle Road. Take the eventual turning right into Keepers Croft where the property is located on the right hand side as denoted by our 'for sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (APB/SE).

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(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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