

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 7 Etches Row Ashbourne, Derbyshire DE6 1TT



**Two bedroom end townhouse with landscaped garden, enjoying an unusually large plot - offering potential to extend garden area or property subject to planning permission**

- Rare large plot - see plan attached • Two allocated parking spaces to front
- Gas fired central heating and upvc double glazing • Reception hallway and guest cloakroom
- Well appointed fitted kitchen • Living room with french doors leading onto patio and garden
- Two bedrooms • Well presented bathroom • Patio and landscaped garden to rear
- VIEWING RECOMMENDED •

**Offers around £220,000 - No Upward Chain**



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## GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this particularly well presented two bedroomed end townhouse enjoying an unusually large plot, which could offer an opportunity to extend the garden area or the property subject to planning permission. There are two allocated parking spaces to the front.

The property is sold with no upward chain, gas fired central heating and sealed unit double glazing. Internally the property briefly comprises of a canopied storm porch entrance, reception hallway, guest cloakroom, fitted kitchen, living room with french doors leading onto the landscaped rear garden. The first floor landing leads to two good sized bedrooms and a well presented bathroom.

The property is located at the head of a private road benefitting from an unusually large plot (see plan attached). There are two parking spaces and the large piece of land to the front aspect, which extends to the side of the property and the garden.

## LOCATION

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre.

The A50 dual carriageway is located 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

### **ON THE GROUND FLOOR**

#### **CANOPY STORM PORCH**

With Ring doorbell, camera, speaker and motion detector being hardwired to use with mobile phone app - see vendor for further details. Composite panelled entrance door with sealed unit double glazed fanlight over leading into:

#### **RECEPTION HALLWAY**

Having staircase off to first floor with oak handrail and painted balusters, telephone jack point, recessed LED spotlights, radiator, upgraded ceramic tiled flooring, three panel doors off.

#### **GUEST CLOAKROOM 1.50m x 0.85m (4'11" x 2'9")**

Partly tiled, up-graded specification and having a white suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c., radiator, continuation of ceramic tiled flooring, recessed LED spotlights, sealed unit double glazed opaque window in upvc frame to side.

#### **FITTED KITCHEN 2.98m x 2.02m (9'9" x 6'8")**

Fitted with an extensive range of Quartz preparation surfaces with matching up-stands and upgraded tiled surrounds with recessed stainless steel sink unit and swan neck chrome mixer tap over, a range of gloss contemporary style base drawers and cupboards under relieved by soft-closing fittings and chrome handles, complementary wall mounted cupboards over with under-lighting, inset four ring Zanussi stainless steel gas hob with matching electric fan assisted oven under and extractor canopy over, integrated fridge/freezer, washer/dryer and dishwasher, continuation of the up-graded ceramic tiled flooring, recessed LED spotlights, integrated wall mounted Ideal combination boiler servicing the central heating



system and providing domestic hot water, sealed unit double glazed window in upvc frame to front.

**LIVING ROOM 4.32m x 4.15m max (14'2" x 13'7" max)**

With two radiators, extra power points/TV aerial/telephone jack point connection with wall mounted integrated cable connection, sealed unit double glazed french doors with matching side screen windows in upvc frame opening onto the well proportioned recently laid paved patio area which gives way to a lawned garden. Panel door provides access to:

**USEFUL UNDERSTAIRS STORAGE CUPBOARD**

Housing the electricity consumer unit with lighting, power, modem with current fast internet speed provided by BT.

**ON THE FIRST FLOOR**

**SEMI-GALLERIED LANDING**

With continuation of the handrail and painted balusters, trap-door access to roof space, three panel doors with access to bedrooms and bathroom.

**BEDROOM ONE 4.15m x 2.79m (13'7" x 9'2")**

Radiator, built in wardrobes with hanging rails and shelves over, wall mounted TV connection, telephone point, thermostat control, recessed LED spotlights, two sealed unit double glazed windows in upvc frame to rear.

**BEDROOM TWO 3.22m x 2.60m (10'7" x 8'6")**

Radiator, built in wardrobe with hanging rails and shelf over (measuring 0.94m x 0.84m), wardrobe two/large store over staircase (measuring 1.39m x 1.06m) with slatted shelf over and power, two sealed unit double glazed windows in upvc frame to front.

**BATHROOM 1.99m x 1.69m (6'6" x 5'7")**

Partly tiled with a white suite comprising, wash hand basin

with chrome mixer tap and medicine cabinet over, low level w.c., bath with side screen, chrome mixer tap and shower over, electric shaver point, chrome ladder style heated towel rail, recessed LED spotlighting, electric extractor fan.

**OUTSIDE & GARDENS**

The property is located at the head of a private road benefitting from an unusually large plot (see plan attached). There are two parking spaces and the large piece of land to the front aspect, which extends to the side of the property and the garden. To the rear of the property is a landscaped garden which incorporates a recently laid paved patio area, which gives way to a lawned garden with sleeper borders. Outside cold water tap, double power point and lighting.

**COUNCIL TAX BAND**

Derbyshire Dales - B.

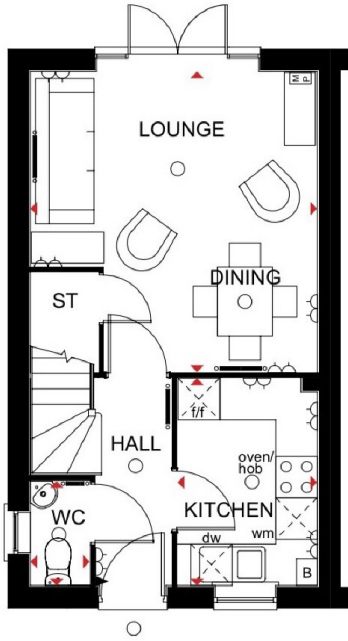
**DIRECTIONAL NOTE**

From our Ashbourne office is to proceed down Buxton Road bearing left into St Johns Street. Upon reaching the T Junction bear right onto Park Road (A515) and upon reaching the traffic lights turn right into Sturston Road (A515) until the second set of traffic lights which bear left into Derby Road. Continue to climb the hill and proceed along Derby Road and eventually passing Preston's Garage turn right into Old Derby Road. Proceed along this road bearing to the right thereafter taking the first turning on the right into Etches Row where the property is located at the end of this private road.

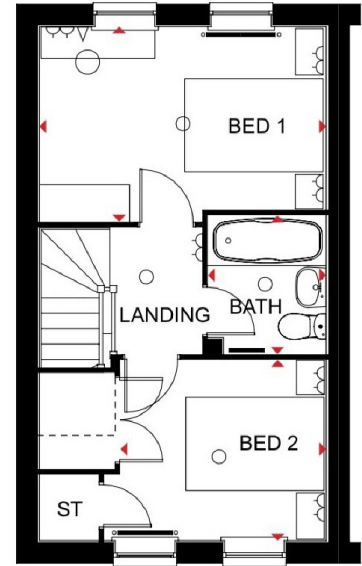
**VIEWING**

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

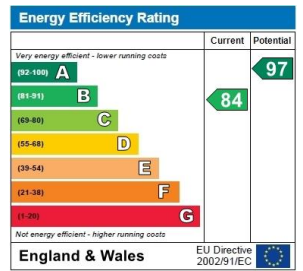




Ground Floor		
Lounge/Dining	4351 x 4150 mm	14'3" x 13'7"
Kitchen	3000 x 2021 mm	9'10" x 6'8"
WC	1511 x 860 mm	4'11" x 2'10"



First Floor		
Bed 1	4150 x 2821 mm	13'7" x 9'3"
Bed 2	2615 x 2974 mm	8'7" x 9'9"
Bath	2000 x 1710 mm	6'7" x 5'7"



**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**  
**TUTBURY**  
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