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Saddler's Cottage, 6 Sundial Close Brailsford, Derbyshire DE6 3DP



Three bedroomed detached cottage within a gated development in Brailsford

- Three bedroomed detached cottage within a gated development • Popular and convenient village location • No Upward Chain • Gas fired central heating (recently fitted condensing combination Worcester boiler) • Sealed unit double glazing • Entrance hallway • Sitting room • Fitted dining kitchen with walk-in pantry and utility cupboard • Three well proportioned bedrooms • Well presented bathroom with separate shower cubicle • Driveway providing ample off street parking • Detached brick built garage • Corner plot garden with patio • Viewing strongly recommended •

Offers over £245,000



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GENERAL INFORMATION

This sale offers a most unusual opportunity to acquire this three bedroomed detached cottage which is located within a gated development in a popular and conveniently located village.

The property is sold with the benefit of no upward chain, gas fired central heating with recently fitted Worcester condensing combination boiler and sealed unit double glazing. Internally the property briefly comprises of an entrance hallway, sitting room, fitted dining kitchen with walk-in pantry and utility cupboard.

To the first floor are three well proportioned bedrooms and a well presented bathroom which benefits from a separate shower cubicle.

Outside the property enjoys a corner plot garden with patio area, having a driveway providing off street parking, and providing access to a detached brick built garage.

LOCATION

The property enjoys a favoured position in the heart of Brailsford village, which has the benefit of a recently constructed new junior school, a thriving local community and shopping facilities. There are regular bus services to Derby City centre and Ashbourne and a local Doctors Surgery. Also close to the golf driving range at Brailsford.

ACCOMMODATION

Panelled and double glazed wooden entrance door with side screen windows provide access to:

ENTRANCE HALLWAY

Having staircase off to first floor with handrail. Central heating radiator. Telephone jack point. Two panelled and glazed doors provide access to the sitting room and dining

kitchen respectively.

SITTING ROOM 3.79m x 3.62m (12'5" x 11'11")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Satellite and TV aerial connection. Central heating radiator. Recessed spot lights. Sealed unit double glazed sash styled window to front. Further matching sealed unit double glazed window to rear.

DINING KITCHEN

DINING AREA 3.78m x 3.94m (12'5" x 12'11")

Note the latter measurement being taken into the recess adjacent to the chimney breast. The adjacent chimney recess having a built-in storage cupboard with shelving. Central heating radiator. Recessed spot lights. Panelled door which provides access to a most useful under stairs storage cupboard. Sealed unit double glazed sash styled window to front overlooking the garden. Doorway and large boxed archway leads into and overlooks the fitted kitchen.

FITTED KITCHEN 3.92m x 2.97m (12'10" x 9'9")

Note the former measurement being taken into the recess adjacent to the chimney breast. The kitchen has an extensive range of preparation surfaces incorporating twin stainless steel sink unit with chromed mixer tap over, tiled splashback and having a range of base drawers and cupboards beneath. Complementary wall mounted glazed cupboards with shelving and drawers plus wine rack. Inset four ring electric ceramic hob with electric fan assisted oven beneath. Integrated dishwasher and fridge. Recessed spot lights. Two panelled doors which provide access to a walk-in pantry cupboard and utility cupboard respectively. Sealed unit double glazed sash styled window and panelled / glazed stable style door to rear which overlooks the driveway.

WALK-IN PANTRY CUPBOARD 1.50m x 0.81m (4'11" x 2'8")



Having power and lighting. Electricity consumer unit. Sealed unit double glazed window to side.

UTILITY CUPBOARD 1.73m x 0.89m (5'8" x 2'11")

Having power and lighting. Appliance space with plumbing suitable for an automatic washing machine with ample space over for a tumble dryer. Sealed unit double glazed window to side.

FIRST FLOOR

BEDROOM TWO 3.78m x 3.62m (12'5" x 11'11")

Note the former measurement being taken into the recess adjacent to the chimney breast ideal for free standing or fitted bedroom furniture. Central heating radiator. Recessed spot lights. Two sealed unit double glazed sash styled windows to front.

LANDING

Having trap door access to roof space. Central heating radiator. Sealed unit double glazed sash styled window to rear. Four panelled doors provide access to the bedrooms and bathroom respectively.

L-SHAPED BEDROOM ONE 3.92m x 2.81m extending to 3.77m (12'10" x 9'3" extending to 12'4")

Note the former measurement being taken into the recess adjacent to the chimney breast ideal for fitted or free standing wardrobes. Central heating radiator. Recessed ceiling spot lights. Two sealed unit double glazed sash styled windows to front.

BEDROOM THREE 2.97m x 2.84m (9'9" x 9'4")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Wall mounted Worcester condensing combination boiler which provides the domestic hot water and services the central heating system. Recessed ceiling spot lights. Sealed unit double glazed sash style window to rear.

BATHROOM 2.93m x 1.96m (9'7" x 6'5")

Having porcelain wall tiles comprising a white suite with large pedestal wash hand basin, low level WC and large bath with chromed mixer tap / hand held shower. Separate tiled shower cubicle. Central heating radiator. Recessed spot lights. Porcelain tiled floor covering. Sealed unit double glazed sash style window to rear.

OUTSIDE

The property is approached from the courtyard / cul-de-sac location of Sundial Close having a driveway with cold water tap and providing off street parking and access to the garage.

GARAGE 6.71m x 2.73m (22'0" x 8'11")

Having power and lighting. Up and over door to front.

The property enjoys a well proportioned garden plot to front and side, edged by established hedging with paved patio area.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band C

DIRECTIONAL NOTE

Approach from Ashbourne via the A52 heading towards Derby. On reaching the village of Brailsford turn left into Luke Lane. Thereafter take the first turning on the right into Sundial Close where the wrought iron gates for the development will open automatically. Immediately thereafter through the gates, turn right into the immediate cul-de-sac where Number 6 Sundial Close is located at the head of the cul-de-sac on the right hand side.

VIEWING

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



While every effort has been made to ensure the accuracy of the floor plans 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 structure, 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	70
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		49	61
EU Directive 2002/91/EC			

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.

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