

SCARGILL MANN & CO.

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Woodside Cottage, Mugginton Weston Underwood, Ashbourne, Derbyshire DE6 4PJ



A delightful charming period two bedroomed detached cottage enjoying an enviable position in the highly popular and favoured village of Mugginton

- Charming skilfully extended and well presented two bedroomed detached cottage • Enjoys popular location in highly favoured village • Convenient for local facilities • Centrally heated and double glazed throughout • Enclosed porch leading to lounge with feature fireplace • Extended garden room • Breakfast kitchen with oak units • Two genuine double bedrooms • Stylish bathroom • Delightful garden with panoramic views over open countryside • Ample car standing space and garage
- **VIEWING ESSENTIAL** •

Offers around £375,000



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GENERAL INFORMATION

A delightful charming period two bedroomed detached cottage enjoying an enviable position in the highly popular and favoured village of Mugginton. Providing delightful and skilfully extended accommodation with the benefit of further planning consent for an additional bedroom if required. An internal inspection will reveal entrance lobby providing access to good sized lounge with feature brick and oak fireplace with dual aspect wood burning stove, recently extended garden room with French doors providing access to a delightful garden and giving panoramic views over open countryside. There is a well appointed fitted kitchen in oak with aga (available by separate negotiation) and dining area.

To the first floor are two generous double bedrooms and a large principal bathroom. Outside the property extends to a raised lawned garden with low level patio, wood store and timber garden shed, enjoying fine views over open countryside. There is ample car standing space to the front and a large double garage. Please note the property is fitted with a security alarm and CCTV system.

The sale provides a good opportunity to acquire a sensibly priced charming cottage in an idyllic location.

LOCATION

Mugginton offers a wide range of local facilities close at hand including the popular Cock Inn restaurant and bar. Ease of access is gained to Derby and Ashbourne.

ACCOMMODATION

ON THE GROUND FLOOR

ENCLOSED PORCH

Providing access to:

LOUNGE 4.15m x 3.88m (13'7" x 12'9")

With dual aspect feature fireplace with log burner, heavy oak mantel and brick inner. Oak door providing access to storage cupboard and oak door providing access to staircase. Central heating radiator. Oak floor.

GARDEN ROOM 3.87m x 3.62m (12'8" x 11'11")

With French doors with glazed side screens providing access to rear garden. Central heating radiator. Oak floor.

KITCHEN 6.3m x 3.57m (20'8" x 11'9")

With oak floor. Central heating radiator. With sitting area opposite the dual aspect feature fireplace. The kitchen area offers a quality range of oak fitted units incorporating 1½ bowl inset sink unit with mixer taps over, base cupboard beneath, a range of base and drawer units with work surfaces over, tiled surrounds, complementary wall mounted cupboards, inset gas hob with electric oven beneath in matching housing unit, extractor hood above, built-in electric aga with triple oven (available by separate negotiation), decorative spotlighting, plumbing for automatic washing machine.

ON THE FIRST FLOOR



PASSAGE LANDING

Providing access to:

BEDROOM ONE 4.25m x 3.9m (13'11" x 12'10")

Central heating radiator, built-in wardrobe, built-in storage cupboard.

BEDROOM TWO 3.82m x 3.55m (12'6" x 11'8")

Built-in wardrobe, central heating radiator.

FAMILY BATHROOM

With low level wc, pedestal wash hand basin, panelled bath with mosaic tile surrounds, central heating radiator.

OUTSIDE & GARDENS

DETACHED TANDEM GARAGE 8.8m x 3.59m (28'10" x 11'9")

With power and lighting, electric door, French doors to the side, ample car standing space to the front.

To the rear is a lower level patio with raised lawns and flowering and herbaceous borders, a wood store and garden store. There are fine views over open countryside.

COUNCIL TAX BAND

Amber Valley - Tax Band C.

DIRECTIONAL NOTE

From Derby proceed along the main Kedleston Road, taking the turning left where signposted for Kedleston. Proceed along the main road for approximately 2½ miles travelling through Weston

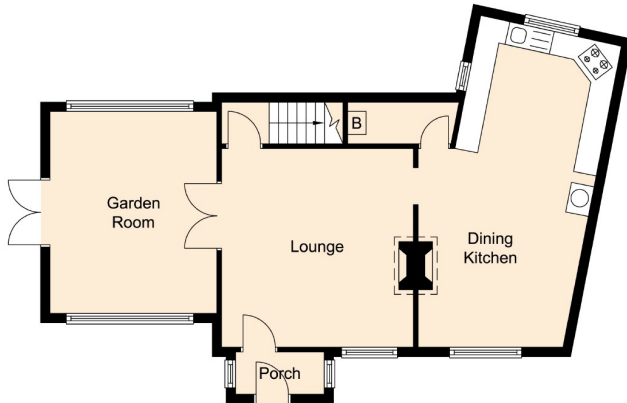
Underwood and then when climbing up the hill take a sharp turning left at the Cock Inn in Mugginton into Church Lane. The property is situated immediately on the right hand side.

VIEWING

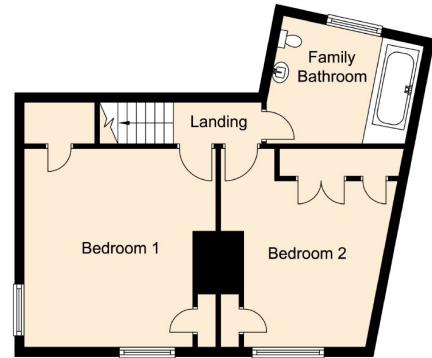
Strictly by appointment through Scargill Mann & Co - Derby office (DM/TS).



Ground Floor



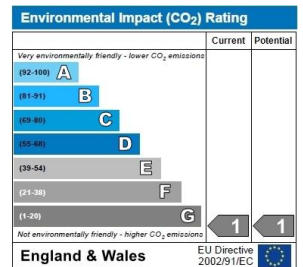
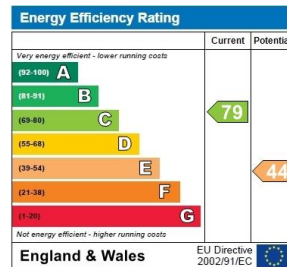
First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



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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