

SCARGILL MANN & CO.

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Damson House, Barrow Lane Swarkestone, Derby, DE73 7GR



Simply stunning bespoke designed three bedroom detached residence in the highly desirable village of Swarkestone

- Beautiful three bedroom home with high spec finish
- Rarity on the market • Sought after village location
- Versatile and superbly appointed with extensive ground floor accommodation
 - Stunning and well established private garden
 - Large driveway and garage
 - **VIEWING ESSENTIAL** •

Price £550,000



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GENERAL INFORMATION

This is a fabulous property architecturally designed and finished to an extremely high standard throughout and an internal inspection is required to fully appreciate the quality of living accommodation on offer. Featuring gas central heated, underfloor heating and sealed unit double glazed oak frame windows with bespoke shutters where stated.

Internally the accommodation comprises, spacious entrance hall, feature brick wall and oak staircase to first floor, ground floor wet room, snug/bedroom three, most impressive open plan living space featuring lounge/dining area centred around an exposed brick chimney breast with log burner, lower level sitting room with bi-fold doors to the rear garden, hi-spec fitted kitchen providing oak and granite preparation surfaces and separate utility room. The floor semi-galleried landing leads to the master bedroom with walk-in wardrobe and large well appointed en-suite bathroom, second double bedroom with en-suite shower room, further attic room, which could be converted to create a fourth bedroom.

The property is set back behind an extensive gravelled driveway providing ample off road parking with access to the integral garage. To the rear of the property is a fabulous private landscaped garden featuring extensive patio/terrace with timber framed pergola ideal for entertaining family and friends, shaped lawns and extremely well stocked borders.

LOCATION

The village of Swarkestone is conveniently located and offers easy access to the A50 main motorway network, East Midlands Airport and major local employers. The village itself features a reputable pub, garden centre and cricket club. A short drive over Swarkestone bridge is the popular village of Melbourne, which offers a further range of amenities including restaurants and cafés. The property is also within easy reach of Derby city centre.

ACCOMMODATION

ON THE GROUND FLOOR

Oak panel entrance door with sealed unit double glazed side light providing access to :

MOST IMPRESSIVE ENTRANCE HALL

With beautiful slate flooring with inset doormat, underfloor heating, oak staircase to first floor with useful storage recess beneath, feature exposed brick wall, recessed ceiling spotlighting, oak panel door to:

SNUG/BEDROOM THREE 3.27m x 2.93m (10'9" x 9'7")

Continuation of slate tiled flooring with underfloor heating, recessed ceiling spotlighting, feature exposed brick wall, sealed unit double glazed window to front overlooking cricket ground and incorporating bespoke shutters.

SUPERBLY APPOINTED WET ROOM 2.33m x 2.08m (7'8" x 6'10")

Fully tiled with a suite comprising low flush w.c, vanity unit wash hand basin, cupboards, period style towel radiator, large walk-in enclosure with deluge head over and further hand held attachment, recessed ceiling spotlighting, extractor fan.

STUNNING OPEN PLAN LIVING KITCHEN 7.06m x 2.99m plus 5.33m x 3.98m (23'2" x 9'10" plus 17'6" x 13'1")

Fabulous split-level incorporating:

UPPER ROOM - LOUNGE/DINER AREA

With continuation of the slate tiled flooring with underfloor heating, feature exposed brick chimney breast with dual aspect cast iron log burner, recessed ceiling spotlighting, sealed unit double glazed oak frame picture window overlooking the garden and two steps down to:

LOWER LEVEL - SITTING ROOM

With oak flooring, feature high ceiling incorporating solid oak truss, bespoke shelving, sealed unit double glazed opaque window overlooking garden and incorporating bespoke shutters, sealed unit double glazed oak frame bi-fold doors giving access to the beautiful landscaped garden.

STUNNING BESPOKE FITTED KITCHEN 4.26m x 4.25m (14'0" x 13'11")

Combining granite and solid oak worktops with feature island incorporating breakfast bar, wine fridge and shelving, Belfast sink with mixer tap, further range of fitted base cupboard and drawers, feature oak dresser, integrated appliances including fridge/freezer, dishwasher, free-standing five plate gas Rangemaster cooker with built in oven double oven and grill, stainless steel splash-back with extractor hood over, continuation of slate flooring with underfloor heating, recessed ceiling spotlighting, sealed unit double glazed window overlooking the rear garden and oak panel door to:

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UTILITY ROOM

Matching granite L-shaped worktop with matching up-stands and sill, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, wall mounted gas fired boiler, space suitable for washing machine and tumble dryer, continuation of slate tiled flooring, recessed ceiling spotlighting, sealed unit double glazed window to front with bespoke shutters and oak panel stable door giving access to side and rear garden.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Continuation of feature oak balustrade, recessed ceiling spotlighting, airing cupboard housing the hot water system, roof-light to front, oak panel door to:

MASTER BEDROOM 4.06m x 4.04m (13'4" x 13'3")

Period style radiator, sealed unit double glazed window oak frame window to rear with bespoke shutters and oak panel door to:

INNER LANDING

With further oak panel door to:

BEAUTIFUL EN-SUITE PERIOD BATHROOM 2.93m x 2.40m (9'7" x 7'10")

White suite comprising, low flush w.c., pedestal wash hand basin, roll edge claw foot bath with shower attachment and large walk-in shower with deluge head and further hand-held attachment, period style radiator, recessed ceiling spotlighting, extractor fan, sealed unit double glazed window to front with bespoke shutters offering pleasant view over cricket ground and beyond.

WALK-IN WARDROBE (OFF INNER LANDING) 1.97m x 1.91m (6'6" x 6'3")

Having a range of fitted shelving and hanging rails, door to:

ATTIC/OCCASIONAL BEDROOM 4.07m x 2.73m (13'4" x 8'11")

(This room does not have a window, but could be altered to create an official bedroom). (Restricted headroom). Radiator, feature exposed purlin's, storage into eaves.

BEDROOM TWO 3.42m x 3m (11'3" x 9'10")

Period style radiator, access to loft space, sealed unit double glazed window to rear with bespoke fitted shutters, oak panel door to:

WALK-IN WARDROBE

Having fitted shelving and hanging rail, and oak panel door to:

EN-SUITE SHOWER ROOM 3.23m x 2.52m to 1.72m (10'7" x 8'3" to 5'8")

Feature stone tiled wall, white suite comprising, low flush w.c, vanity unit wash hand basin, large walk-in cubicle with Mira shower, period style radiator, recessed ceiling spotlighting, sealed unit double glazed window to front with bespoke fitted shelving offering impressive views.

OUTSIDE & GARDENS

The property is set back from Barrow Lane behind an attractive brick wall incorporating herbaceous border containing plants and shrubs with a wide access to a gravelled driveway providing ample car standing with access to the:

INTEGRAL SINGLE GARAGE

To the rear of the property is a simply beautiful private garden featuring a shaped lawn, stone edged herbaceous borders/flowerbeds containing specimen plants, flowers, shrubs including damson trees. Access off the lower level sitting room is a beautiful terrace/seating area partially covered ideal for outdoor dining and entertaining. This also connects to a timber framed gazebo. The rear garden also features outdoor lighting and cold water tap. The garden is a true asset to the sale and must be seen to be fully appreciated.

COUNCIL TAX BAND

South Derbyshire District Council - E.

DIRECTIONAL NOTE

From Derby proceed east along the A52 taking the left onto Raynesway slip road continuing on the by-pass eventually joining the A50 heading west. Come off at the next junction for Chellaston and take the first left at the roundabout heading towards Swarkestone. At the sharp left hand bend, turn right onto Barrow Lane where the property will be located on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/ SE).

For a Free Financial Consultation Contact Jake Burkey on 07377 394815



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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