

SCARGILL MANN & CO.

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9 Hawthorn Close Ashbourne, Derbyshire DE6 1HW



Superbly presented much improved three bedroom detached residence occupying a quiet cul-de-sac location on the outskirts of the historic town of Ashbourne

- Stylishly presented detached residence • Quiet cul-de-sac location • Pleasant walks in surrounding open countryside • Upvc double glazing and gas central heating • Entrance hall with guest cloakroom • Spacious living room with feature fireplace • Fabulous open plan re-fitted dining kitchen • First floor semi-galleried landing • Three good sized bedrooms • Well-appointed bathroom • Pleasant enclosed private rear garden • Good sized driveway and lawned foregarden • Larger than average tandem garage with workshop to rear
- **VIEWING HIGHLY RECOMMENDED** •

Offers in the region of £270,000



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GENERAL INFORMATION

Fabulous opportunity to acquire this much improved and superbly presented three bedroom detached residence occupying a quiet cul-de-sac location on the outskirts of Ashbourne.

The accommodation has the benefit of gas central heating and double glazing and comprises, entrance hall with staircase to first floor, guest cloakroom, living room with feature fireplace, superb open plan dining kitchen with integrated appliances, first floor semi-galleried landing with access to three bedrooms and newly appointed bathroom.

Outside the property is set at the head of a quiet cul-de-sac behind a lawned foregarden with an adjacent tandem driveway providing ample off road parking with access to the large single garage which is surprising spacious and features workshop to the end of the garage with power and lighting and access into the kitchen and garden. To the rear is a pleasant enclosed private garden with a hard-standing space to the opposite side of the garage which is ideal for a large timber shed/greenhouse or vegetable plot.

LOCATION

The town of Ashbourne is noted for easy access to the Peak District and beyond and offers some charming period architecture and great selection of shops including antiques, a wide variety of cafés, supermarkets, leisure centre, restaurants/bars, selection of primary schools and highly sought after

secondary schools.

ACCOMMODATION

ON THE GROUND FLOOR

Quality panel composite door provides access to:

SPACIOUS HALLWAY

With solid oak flooring, staircase to first floor with useful understairs storage cupboard, panel door to useful storage cupboard and further panel doors off.

GUEST CLOAKROOM

Superbly appointed partly tiled with a contemporary white suite comprising, low flush w.c., vanity unit with wash hand basin and mixer tap over, radiator, wall light points, upvc double glazed window to front.

LIVING ROOM 4.53m x 3.76m (14'10" x 12'4")

Feature fireplace incorporating granite hearth and interior housing a log effect gas stove, radiator, upvc double glazed window to front.

FABULOUS OPEN PLAN DINING KITCHEN 5.58m x 3.76m (18'4" x 12'4")

Recently refitted to an impressive standard, comprising:

DINING AREA

Having stylish cupboards, solid oak work surfaces with built in drawers and wine fridge under, stylish floor-to-ceiling contemporary radiator, recessed ceiling spotlighting, upvc double glazed sliding patio door to rear garden.



KITCHEN AREA

Having an attractive marble effect preparation surfaces with tiled surrounds, inset 1¼ ceramic sink unit with mixer tap, stylish range of fitted base cupboards and drawers, inset five plate AEG gas hob with matching AEG double oven and grill and matching canopy over, integrated microwave, fridge, freezer and dishwasher, recessed ceiling spotlighting, upvc double glazed window to rear.

ON THE FIRST FLOOR

FEATURE GALLERIED LANDING

With polished wooden balustrade, airing cupboard, upvc double glazed window to side.

BEDROOM ONE 3.79m x 3.37m (12'5" x 11'1")

Radiator, upvc double glazed window to front.

BEDROOM TWO 3.77m x 2.79m (12'4" x 9'2")

Radiator, upvc double glazed window to rear.

BEDROOM THREE 2.69m x 2.32m (8'10" x 7'7")

Radiator, upvc double window to rear.

WELL-APPOINTED BATHROOM 2.46m x 1.78m (8'1" x 5'10")

Fully tiled with a stylish white suite comprising, low flush w.c., vanity unit with wash hand basin, panel bath with screen and integrated shower over, additional hand-held attachment over, ladder style radiator, upvc double glazed window to front.

OUTSIDE & GARDENS

There is a lawned foregarden with block paved pathway leading to a tandem driveway providing off road parking for two vehicles with access to:

LARGE GARAGE 12.21m x 2.53m (40'1" x 8'4")

With power, lighting, work bench, double glazed door and window to side and main door to front.

To the rear of the property is a beautiful private garden with patio area leading to a lawn with a pleasant selection of mature shrubs and trees to the foot of the garden. This useful area behind and to the side of the large garden is mainly gravelled for ease of maintenance which could lend itself to a large greenhouse or vegetable plots. There is also a pleasant raised water feature and side access into the garage.

COUNCIL TAX BAND

Derbyshire Dales - D.

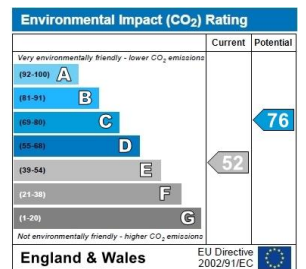
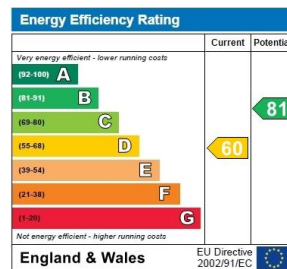
DIRECTIONAL NOTES

The approach from the Ashbourne office is to proceed down the hill along Buxton Road bearing left onto St Johns Street, turn right onto Park Road. At the next traffic lights turn right onto Sturston Road, first left onto Derby Road proceeding up the hill before turning left at the end onto Old Derby Road, left again into Willow Meadow Road, right into Beech Drive and left into Hawthorn Close the property will be located straight-ahead.



VIEWING

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



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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