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Throstlewood, 31 The Plain Brailsford, Ashbourne, Derbyshire DE6 3BZ



Excellent opportunity to acquire this spacious four bedroomed detached property occupying a popular and highly convenient village location overlooking a green

- NO UPWARD CHAIN • Solar PV roof panels (privately owned) • Gas fired central heating • Sealed unit UPVC double glazing • Entrance hallway • Spacious L-shaped living room • Garden room • Fitted kitchen • Rear hallway • Three ground floor bedrooms • Bathroom • Fourth bedroom with en-suite • Patio and garden areas to front, side and rear • Block paved driveway providing ample off street parking for two vehicles and access to a detached garage with electric door to front • Outside store, summer house and shed •

Offers over £310,000



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GENERAL INFORMATION

This sale offers an excellent opportunity to acquire this spacious four bedroomed detached property occupying a popular and convenient village location overlooking a green.

The property is sold with the benefit of no upward chain, solar PV roof panels (privately owned) gas fired central heating and sealed unit UPVC double glazing and internally briefly comprises of an entrance hallway, well proportioned L-shaped living room, garden room, fitted kitchen and rear hallway. Furthermore, there are three bedrooms and a bathroom - with a staircase off the hallway leading to a fourth bedroom with en-suite facilities.

The property enjoys garden areas to the front, side and rear with a lawned area, patios and herbaceous borders. Additionally, there is a well proportioned block paved driveway providing ample off street parking for two vehicles and access to the detached garage with an electric up and over door. Outside store, summer house and shed.

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 opaque double glazed UPVC entrance door provides access to:

HALLWAY

Having central heating radiator. Panelled and opaque UPVC door to rear provides access to an outside store and the rear garden. Six doors provide access to the living room, kitchen, bedrooms and bathrooms respectively. Staircase leads off to attic room.

L-SHAPED LIVING ROOM 6.54m x 3.72m PLUS 2.88m x 3.34m (21'5" x 12'2" PLUS 9'5" x 10'11")

Note the latter measurement has been taken into the recess adjacent to the chimney breast. Having a Dimplex electric fire and quarry tiled hearth. Four central heating radiators. Satellite TV connection. Cove cornice. Large sealed unit double glazed window in UPVC frame to front which overlooks the foregarden. Two sealed unit double glazed windows in UPVC frames to side. Door leads into kitchen and a panelled/glazed door with side screen windows lead into a garden room area.

BREAKFAST KITCHEN 5.12m x 3.06m (16'10" x 10'0")

Note the measurements include two pantry cupboards. The kitchen itself has an extensive range of roll edged preparation surfaces featuring a ceramic one and a half sink unit with swan neck chrome mixer tap over, upstand splashback with part-tiled walls and having light panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over. Breakfast table area. Inset five ring stainless steel Hotpoint gas hob with stainless steel filter canopy over. Wall mounted Hotpoint double electric fan assisted oven/grill. Two appliance spaces, one having plumbing suitable for an automatic washing machine and a second for a dishwasher. Central heating radiator. Panelled and glazed stable style door leads into the garden room. Sealed unit double glazed window in UPVC frame to rear overlooks the garden.

GARDEN ROOM 3.32m x 2.12m (10'11" x 6'11")

Having central heating radiator. Low level built-in storage cupboards. Panelled glazed door leading into the living room as previously described. Sealed unit double glazed window in UPVC frame to rear overlooking the garden. Sliding door leads into a rear hallway area.

REAR HALLWAY AREA 2.14m x 1.33m (7'0" x 4'4")

Having high level sealed unit double glazed window in UPVC frame to side, a sealed unit double glazed opaque window in UPVC frame to front and a panelled and double glazed UPVC door to rear which opens onto the garden.

BEDROOM ONE 3.81m x 3.46m (12'6" x 11'4")

Having central heating radiator. Sealed unit double glazed window in UPVC frame to side and panelled/double glazed UPVC French doors to rear which open onto the garden.



BEDROOM TWO 3.04m x 3.71m EXTENDING TO 4.52m (10'0" x 12'2" EX TENDING TO 14'10")

Having a range of built-in bedroom furniture comprising of wardrobes and hanging rails, cupboards over, bedside cabinets and chest of drawers/vanity area with cupboards over. Bedside light controls. Telephone jack point. Central heating radiator. Cove cornice. Sealed unit double glazed window in UPVC frame to side.

BEDROOM THREE 4.04m x 2.43m (13'3" x 8'0")

Having central heating radiator. Built-in cupboard with shelving. Two sealed unit double glazed windows in UPVC frames to side and a large sealed unit double glazed window in UPVC frame to front which overlooks the foregarden.

BATHROOM 1.95m x 1.79m (6'5" x 5'10")

Being fully tiled and having a white suite comprising pedestal wash hand basin, low level WC and bath with glass shower screen and electric Mira shower over. Central heating radiator. Electric extractor fan.

FIRST FLOOR

LANDING

Having a cupboard housing the wall mounted Worcester gas fired combination condensing boiler which provides domestic hot water and services the central heating system. A further sliding door to front provides access to the front eave.

BEDROOM FOUR 3.01m x 3.65 EXTENDING TO 5.06m (9'11" x 12'0" EX TENDING TO 16'7")

Note the latter measurement being taken into the full depth of the built-in wardrobes with hanging rail, shelf and cupboards over. Bedside cabinet. Telephone jack point. TV aerial connection. Central heating radiator. Air conditioning unit. Sealed unit double glazed window in UPVC frame to front. Door provides access to:

EN-SUITE 0.83m x 2.56m (2'9" x 8'5")

Having a white suite comprising wash hand basin, low level WC and tiled shower cubicle with an electric Mira shower over. Electric extractor fan. Sealed unit double glazed window in UPVC frame to rear.

OUTSIDE

Immediately to the front of the property is a block paved driveway which provides ample off street parking for two vehicles and access to the garage.

GARAGE 4.78m x 4.39m (15'8" x 14'5")

Having power and lighting. Cold water tap. Electricity consumer unit. Electric car charging point. Electric up and over door to front. Two sealed unit double glazed windows in UPVC frames and service door to rear.

To the front of the property is an attractive lawned foregarden with well stocked flowering herbaceous borders with blocked paved path leading to the front entrance door and creating a paved patio area which enjoys a westerly aspect. To the side of the property is a paved patio area which gives way to a further block paved patio and lawned garden to rear with a summer house and shed with electricity. The garden is enclosed by a range of brick walling, hedging and timber fencing. Cold water tap to rear.

OUTSIDE STORE 1.05m x 0.98m (3'5" x 3'3")

Housing electricity meter, electricity consumer unit and gas meter.

COUNCIL TAX BAND

Derbyshire Dales - Band E.

DIRECTIONAL NOTE

Approach from Ashbourne via the A52 heading towards Derby. On reaching the village of Brailsford turn left into Luke Lane. Proceed along Luke Lane, taking the turning on the right into The Plain. Follow The Plain to the far end where there is a green. The property, clearly denoted by our 'For Sale' board, is on the right.

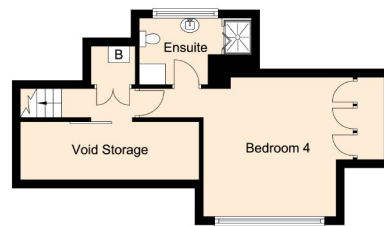
VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT - 01.07.20)



Ground Floor

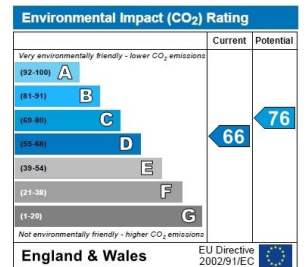
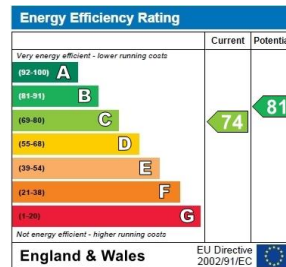
First Floor



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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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