

SCARGILL MANN & CO.

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Daleside, 37a Windmill Lane Ashbourne, DE6 1EY



Recently completed to an exceptional design and quality four double bedroomed detached residence

- Zoned under floor heating to the ground floor • Double glazing • Central heating
- Entrance hallway • Lounge • Sumptuously appointed Living / kitchen • Utility room • Cloakroom
- **First Floor** • Principal bedroom with en-suite • Two further bedrooms • Family bathroom
- **Second Floor** • Master bedroom with en-suite
- Rear Patio and lawn • Block paved driveway with ample parking • Integral garage •

Price £625,000



39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591
matlock@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

Recently completed to an exceptional design and quality, this highly appealing four double bedroomed detached residence enjoying arguably one of Ashbourne's more favoured locations within easy reach of comprehensive local facilities including fashionable shops, cafes, restaurants and bars and affording stunning views over open countryside.

Internally, the property provides entrance hallway with ground floor cloakroom. Good sized lounge with stove effect fire. A superb large open plan living / kitchen with a quality range of high specification fitted units, integrated appliances and granite work surfaces. Bi-folding doors with glass canopy atrium above providing direct access to a delightful garden and taking advantage of the stunning views.

To the first floor access is gained to the principal bedroom which enjoys an en-suite shower room. There are two additional guest bedrooms and a large family bathroom. To the second floor is a master suite with an en-suite shower room which enjoys the benefit of superb views.

Outside is an easy to manage garden, an integral garage to the front and ample car standing space.

The sale provides a good opportunity to acquire this superbly appointed modern contemporary home built to a traditional design, but with an interior contemporary feel. An ideal family home and well worthy of inspection.

LOCATION

Ashbourne boasts a wide and varied range of enviable local facilities including fashionable shops, cafes, restaurants and bars and is known as the gateway to the Peak National Park.

ACCOMMODATION

ENTRANCE HALL 6.1m x 1.8m (20'0" x 5'11")

Stairs to the first floor with a ground floor cloakroom.

LOUNGE 6.1m x 2.9m (20'0" x 9'6")

With luxury fitted carpet. Central heating radiator and stove effect fire.

SUMPTUOUSLY APPOINTED LIVING / KITCHEN 10.6m x 7.4m (34'9" x 24'3")

With magnificent bi-fold doors and glass atrium providing stunning views over the open countryside to the rear. The kitchen itself offers granite work surfaces with inset Belfast sink unit with mixer taps over. A full and comprehensive range of quality fitted base and drawer units. Tiled surrounds. Inset gas hob with extractor hood above. Built-in integrated oven with matching housing unit. Wine cooler. Integrated fridge / freezer. Integrated dishwasher. Ceramic tiled floor. Decorative spotlighting.

UTILITY ROOM 2.5m x 2.2m (8'2" x 7'3")

With quality fittings. Ceramic sink unit with mixer taps over and base cupboard beneath. A range of base cupboards with ceramic work surfaces over. Tall food



/ broom cupboard. Integrated washing machine included. Ceramic tiled floor. Door to the side.

CLOAKROOM

With low level WC. Wash hand basin. Central heating radiator.

FIRST FLOOR

PRINCIPAL BEDROOM 6.1m x 2.5m (20'0" x 8'2")

With luxury fitted carpet. Central heating radiator.

EN-SUITE 2.1m x 1.8m (6'11" x 5'11")

Luxury en-suite shower room with low level WC. Vanity wash hand basin. Shower cubicle with tiled surround. Heated chrome towel rail. Spotlighting. Extractor fan.

BEDROOM TWO 5.1m x 2.9m (16'9" x 9'6")

With luxury fitted carpet. Central heating radiator

BEDROOM THREE 3.7m x 2.9m (12'2" x 9'6")

With luxury fitted carpet. Central heating radiator.

FAMILY BATHROOM

Having a freestanding bath with chromed pillar taps over. Vanity wash hand basin. Low level WC. Tiled surround. Spotlighting

SECOND FLOOR

MASTER SUITE 5.5m x 3.8m (18'1" x 12'6")

With luxury fitted carpet. Central heating radiator.

EN-SUITE 4.6m x 1.5m (15'1" x 4'11")

Having a low level WC. Vanity wash hand basin.

Corner shower cubicle with tiled surround. Ceramic tiled floor. Heated chrome towel rail. Spotlighting. Extractor fan.

OUTSIDE

To the rear is a large paved patio with lower level lawns. Commanding stunning views over open countryside. Integral garage with electrically operated up and over door. To the front of the property is block paving and ample car standing space.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band (TBC).

DIRECTIONAL NOTES

From Ashbourne proceed along Buxton Hill, taking the first turning right into Windmill Lane and the property is situated on the left hand side clearly denoted by our 'For Sale' board.

VIEWINGS

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (DM 08.02.2021)



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.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
6 St James's Street, Derby, DE1 1RL
42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620
Tel: 01283 520490
Tel: 01629 823489

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk
tutbury@scargillmann.co.uk
wirksworth@scargillmann.co.uk