

# SCARGILL MANN & CO.

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## 3 Kings Close

Carsington, Wirksworth, Derbyshire DE4 4BY



**Particularly well appointed and spacious stone residence enjoying a cul-de-sac location within a popular village with views towards Carsington Water**

- Oil fired central heating • Recently fitted upvc double glazing • Entrance lobby • Reception hallway
- Guest cloakroom • Sitting room with wood burning stove • Dining room • Family room / study
- Fitted breakfast kitchen • Utility room • Principal bedroom with feature en-suite / dressing room
  - Four further bedrooms • Family bathroom • Shower room
- Large garden enjoying far reaching views towards Carsington Water • Driveway providing ample off street parking • Double garage • Viewing strongly recommended •

**Offers around £650,000**



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## GENERAL INFORMATION

Enjoying a delightful village location, this detached stone built residence represents an excellent opportunity for the discerning purchaser or family looking to acquire a particularly well appointed and spacious five bedroomed property.

The property is sold with the benefit of oil fired central heating and sealed unit double glazing and internally briefly comprises: entrance lobby, reception hallway, guests' cloakroom, sitting room, family room / study, dining room, particularly well appointed fitted breakfast kitchen and a utility room. To the first floor is a principal bedroom with particularly well appointed en-suite/dressing room, four further bedrooms, family bathroom and shower room.

Undoubtedly a feature of this sale are the extensive gardens which comprise three lawned terraces enjoying views towards Carsington Water. Furthermore to the front of the property is a lawned garden and driveway providing ample off-street parking and access to the double garage.

## LOCATION

The village of Carsington is set on the edge of the Peak District National Park in an area of delightful countryside and the property has lovely views over Carsington Village, Carsington Water and the surrounding countryside. The village has the benefit of a primary school and village inn and is within easy travelling distance of local centres including Wirksworth (2 miles), Matlock (6 miles), the famous market town of Ashbourne (7 miles) and the city of Derby (12 miles).

Derby City's Outer Ring Road provides swift onward connection with other principal trunk roads and Junction 28 of the M1 motorway lies approximately 14 miles away. The A50 dual carriageway is located approximately 8 miles south of Ashbourne providing onward connection with Stoke, the M6 motorway to the west and East and West Midland centres including East Midlands International Airport plus the M1 motorway to the east. Carsington Water provides excellent fishing and water sports facilities.

## ACCOMMODATION

Composite panelled and double glazed leaded entrance door provides access to:

### **ENTRANCE LOBBY**

Having central heating radiator. Panelled wooden door providing access to the:

### **RECEPTION HALLWAY 5.07m x 3.39m extending to 4.58m (16'8" x 11'1" extending to 15'0")**

Note the measurements include the entrance lobby area and the staircase off to first floor having wooden handrail and balusters. Two central heating radiators. Telephone jack point. Exposed beams. Sealed unit double glazed window in upvc frame to front, which overlooks the foregarden and has rooftop views over the village. Four panelled doors provide access to the guest cloakroom, sitting room, dining room and family room respectively.

### **GUEST CLOAKROOM**

Having a white vanity wash hand basin with tiled splashback, chromed mixer tap and cupboard beneath. Low level WC. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

### **SITTING ROOM 6.46m x 4.00m (21'2" x 13'1")**

Note the latter measurement being taken into the recess adjacent to the chimney breast which features a stone fire surround with raised stone hearth incorporating a cast iron Clearview wood burning stove. Two central heating radiators. Coved cornice. Exposed ceiling beams and feature stone wall. TV aerial connection. Sealed unit double glazed arched windows to front. Sealed unit double glazed windows in upvc frames to rear, which overlook the garden.

### **DINING ROOM 6.25m x 2.52m (20'6" x 8'3")**

Having two central heating radiators. TV aerial connection. Coved cornice. Two sealed unit double glazed windows in upvc frames to front. Wooden panelled and glazed door leads into the breakfast kitchen.

### **FAMILY ROOM / STUDY 4.17m x 2.52m (13'8" x 8'3")**

Having central heating radiator. TV aerial connection. Telephone jack point. Feature electric fire. Sealed unit double glazed window and full length sealed unit double glazed window, both in upvc frames, to rear which overlook the garden.

### **FITTED BREAKFAST KITCHEN 5.11m x 3.60m (16'9" x 11'10")**

Having an extensive range of black granite preparation surfaces featuring a twin recessed stainless steel sink unit with brushed aluminium mixer tap over, tiled splashback and light panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over with two glazed display cabinets, under lighting and having a dresser style unit with shelving. Oil fired Aga. Integrated dishwasher. Large appliance space suitable for an American style fridge / freezer. Ceramic tiled floor covering. Recessed spot lights. Sealed unit double glazed window in upvc frame to front and sealed unit double glazed wooden French doors to rear opening onto the patio and overlooking the garden beyond. Panelled and glazed door leads into:

### **UTILITY ROOM 2.86m x 1.46m (9'5" x 4'9")**

Having a range of roll edged preparation surfaces featuring inset stainless steel sink unit with tiled splashback and having base drawers and cupboards beneath, also featuring a full length utility storage cupboard. Two appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a tumble dryer. Electricity consumer unit. Central heating radiator. Sealed unit double glazed window in upvc frame to rear, which overlooks the garden.

## **FIRST FLOOR**

### **SEMI-GALLERIED LANDING**

Having continuation of the handrail, balusters and post. Two central heating radiators. Most useful built-in storage cupboard with hanging rail and shelf with mirrored sliding doors. Built-in linen cupboard with hanging rail and louvered doors. Coved cornice. Two sealed unit double glazed windows in upvc frames to rear, which overlook the garden. Seven panelled doors provide access to the bedrooms, bathroom and shower room

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respectively.

**PRINCIPAL BEDROOM 4.11m x 5.16m (13'6" x 16'11")**

Having built-in wardrobes with mirrored sliding doors with hanging rails and shelves. Bedside light with wall light controls. Two central heating radiators. TV aerial connection. Coved cornice. Sealed unit double glazed window in upvc frame to front, having roof top views over the village and towards surrounding countryside. Further sealed unit double glazed window to the rear overlooking the garden. Panelled door provides access to:

**SPACIOUS EN-SUITE / DRESSING ROOM 5.38m x 5.41m (17'8" x 17'9")**

Note the latter being a maximum measurement taken into the eaves to front and rear. The bathroom has a white suite comprising of a contemporary styled Roca vanity wash hand basin with chromed mixer tap over and tiled splashback, featuring an electric shaver point and mirror over. Free standing contemporary styled bath with central chromed mixer taps. Tiled shower cubicle with electric Mira shower. Chromed ladder style heated towel rail. Central heating radiator. Recessed spot lights. Electric extractor fan. Sliding doors provide access to a most useful built-in storage cupboard to the rear eave. Sealed unit double glazed Velux roof light window to front with fitted blind. Further sealed unit double glazed Velux roof light window to rear. Panelled door provides access to a:

**WC**

Having low level WC and vanity wash hand basin with chromed mixer tap and tiled splashback. Central heating radiator. Recessed spot lights. Sealed unit double glazed Velux roof light window to front.

**BEDROOM TWO 3.62m x 3.04m (11'11" x 10'0")**

Having central heating radiator. Coved cornice. Trap door access to roof space. Two sealed unit double glazed windows in upvc frames to front.

**BEDROOM THREE 3.04m x 3.63m (10'0" x 11'11")**

Having central heating radiator. Coved cornice. Sealed unit double glazed Velux roof light window to front with fitted blind. Sealed unit double glazed window in upvc frame to side.

**BEDROOM FOUR 3.06m x 2.93m (10'0" x 9'7")**

Having central heating radiator. Telephone jack point. Sealed unit double glazed Velux roof light window to front with fitted blind.

**BEDROOM FIVE 3.68m x 2.30m (12'1" x 7'7")**

Note the former measurement being taken into the recess adjacent to the built-in airing cupboard which houses a hot water cylinder with slatted shelving over. Central heating radiator. Coved cornice. Sealed unit double glazed window in upvc frame to front having roof top views over the village and towards surrounding countryside.

**BATHROOM 2.97m x 1.78m (9'9" x 5'10")**

Having half wall Shaker style panelling and having a white suite comprising pedestal wash hand basin with mixer tap, low level WC and bath with corner mixer tap. Central heating radiator. Chromed ladder style heated towel rail. Spot lights. Electric extractor fan. Sealed unit double glazed window in upvc frame to rear which overlooks the garden.

**SHOWER ROOM 2.70m x 1.98m (8'10" x 6'6")**

Having a white suite comprising vanity wash hand basin with mixer tap, tiled splashback and boxed low level WC. Corner shower cubicle with electric Mira shower over. Central heating radiator. Electric extractor fan. Sealed unit double glazed Velux roof light window to rear.

**OUTSIDE**

Immediately to the rear of the property is a paved patio area with steps up to a second paved patio area which in turn gives way to a particularly well proportioned landscaped lawned garden. There are an extensive range of herbaceous borders featuring four large lawned terraced areas with stone walling backing onto adjoining countryside and having views over the village towards Carsington Reservoir. The garden is enclosed by a range of established hedging. Cold water tap.

To the front of the property is a driveway providing ample off street parking and in turn access to the garage plus a lawned foregarden area - it should be noted there is potential to extend the driveway if required.

**DOUBLE GARAGE 5.49m x 5.49m (18'0" x 18'0")**

Having power and lighting. Floor mounted Worcester oil fired boiler which houses the domestic hot water and services the central heating system. Two up and over doors to front, one of which is a powered electrically operated door. Window and door to rear.

**COUNCIL TAX BAND**

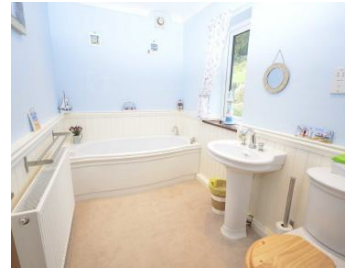
Derbyshire Dales - Tax Band G

**DIRECTIONAL NOTE**

The approach from our Matlock Office is to continue along the A6 travelling south through Matlock Bath and into Cromford. Upon reaching the traffic lights at Cromford turn right up Cromford Hill, taking the turning right into the B5036 as signposted Carsington. At the traffic light junction continue straight ahead into the B5035, through Godfrey Hole taking the turning right as signposted Hopton/Carsington. Proceed through the village of Hopton and upon reaching Carsington pass The Miners Arms Public House on the left hand side and before bearing sharply to the left, proceed straight ahead and Kings Close is shortly located on the right hand side where 3 Kings Close will be found as denoted by our for sale board.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 10.03.2021)



#### 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.*

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