

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Little Haven, Abells, Off Church Street Denby Village, Ripley, Derbyshire DE5 8PA



### **Most impressive four bedroom detached bungalow occupying a superb position on the edge of Denby Village close to beautiful open countryside**

- Extremely versatile living accommodation • Impressive detached bungalow • Superb countryside location • Quality fittings throughout • Double glazed and gas central heating • Large living room with feature fireplace • Separate dining room with impressive garden room • Large conservatory with views over garden • Quality fitted kitchen • Four bedrooms and three bath/shower rooms • Tandem double garage with utility room off • Well-established rear garden • Foregarden and extensive driveway
- **VIEWING ESSENTIAL** •

**Offers over £580,000**



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## GENERAL INFORMATION

This is a larger than average and impressive four bedroom detached bungalow occupying a superb location on the outskirts of the sought after village of Denby. The property is set back behind impressive large foregarden with driveway providing ample off road parking with access to an integrated tandem double garage and a beautiful rear garden.

The property is finished to a high standard and benefits from double glazing and gas central heating. Internally the property comprises, impressive L-shaped entrance hall, large living room with feature fireplace, spacious dining room with beautiful garden room off, conservatory overlooking the attractive rear garden, quality fitted farmhouse style kitchen with separate utility room, four bedrooms, two having en-suite shower rooms and a bathroom.

## LOCATION

The village of Denby is set within attractive open countryside benefiting from primary school, two village inns, church, recreational ground, easy access to nearby towns and cities including Heanor, Ripley and Derby.

## ACCOMMODATION

Entrance door provides access to:

### **SPACIOUS L-SHAPED ENTRANCE HALL**

With radiator, decorative coving and dado rail.

### **SPACIOUS LIVING ROOM 6.07m x 4.19m (19'11" x 13'9")**

Feature fireplace with decorative surround and raised hearth and coal effect gas fire, radiator, decorative coving and dado rail, double glazed windows to front and side elevation.

### **DINING/GARDEN ROOM 4.97m x 2.87m (16'4" x 9'5")**

Comprising:

#### **DINING ROOM AREA**

Radiator, dado rail and decorative coving, double glazed doors to conservatory and feature archway to:

#### **GARDEN ROOM AREA**

Continuation of the dado rail and decorative coving, radiator, beautiful double glazed bow bay window overlooking the well-established garden.

### **LARGE CONSERVATORY/GARDEN ROOM 10.86m x 1.83m (35'8" x 6'0")**

A true asset of the sale is this room which is constructed of brick with upvc double glazed windows and matching glass roof offering fabulous views over the garden and access via two sets of double french doors, beautiful Minton tiled flooring and internal door leading to garage and utility room.

### **QUALITY FITTED FARMHOUSE STYLE KITCHEN 4.97m x 2.97m (16'4" x 9'9")**

Having granite worktops, tiled surrounds, Belfast sink with mixer tap, handcrafted base cupboard and drawers, complementary wall mounted cupboards with under-lighting, appliance space to feature chimney





breast, ideal for Range cooker, further integrated appliances, tiled flooring, double glazed window to rear and door to side.

**BEDROOM ONE 5.48m x 3.35m (18'0" x 11'0")**

With a range of fitted wardrobes, radiator, decorative coving and dado rail, window to front and door to:

**EN-SUITE SHOWER ROOM**

Tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, shower cubicle, radiator, double glazed window to rear.

**BEDROOM TWO 4.16m x 3.81m (13'8" x 12'6")**

Radiator, double glazed windows, door to:

**EN-SUITE SHOWER ROOM**

Comprising, w.c., bidet, pedestal wash hand basin, shower cubicle.

**BEDROOM THREE 3.45m x 2.51m (11'4" x 8'3")**

Double glazed windows to rear, dado rail and decorative coving, radiator and door to:

**JACK & JILL BATHROOM 2.87m x 2.47m (9'5" x 8'1")**

Comprising, w.c., bidet, pedestal wash hand basin, roll edged bath and separate shower cubicle, radiator, double glazed window to rear.

**BEDROOM FOUR/STUDY 3.65m x 2.99m (12'0" x 9'10")**

Radiator, dado rail and decorative coving, fitted wardrobes, double glazed doors to conservatory/ garden room.

**OUTSIDE & GARDENS**

The property occupies an impressive plot on the edge of the village set back behind well-established foregarden with mature trees, driveway providing ample off-road parking for several vehicles with access to the:

**TANDEM DOUBLE GARAGE WITH WORKSHOP AREA TO REAR 9.14m x 3.15m (30'0" x 10'4")**

With power, lighting and door to:

**UTILITY ROOM**

To the rear of the property is a very pleasant garden incorporating walls, well established lawn, beautiful well-stocked borders with flowering plants, shrubs and trees and cobbled seating area with timber framed gazebo.

**COUNCIL TAX BAND**

Amber Valley - F.

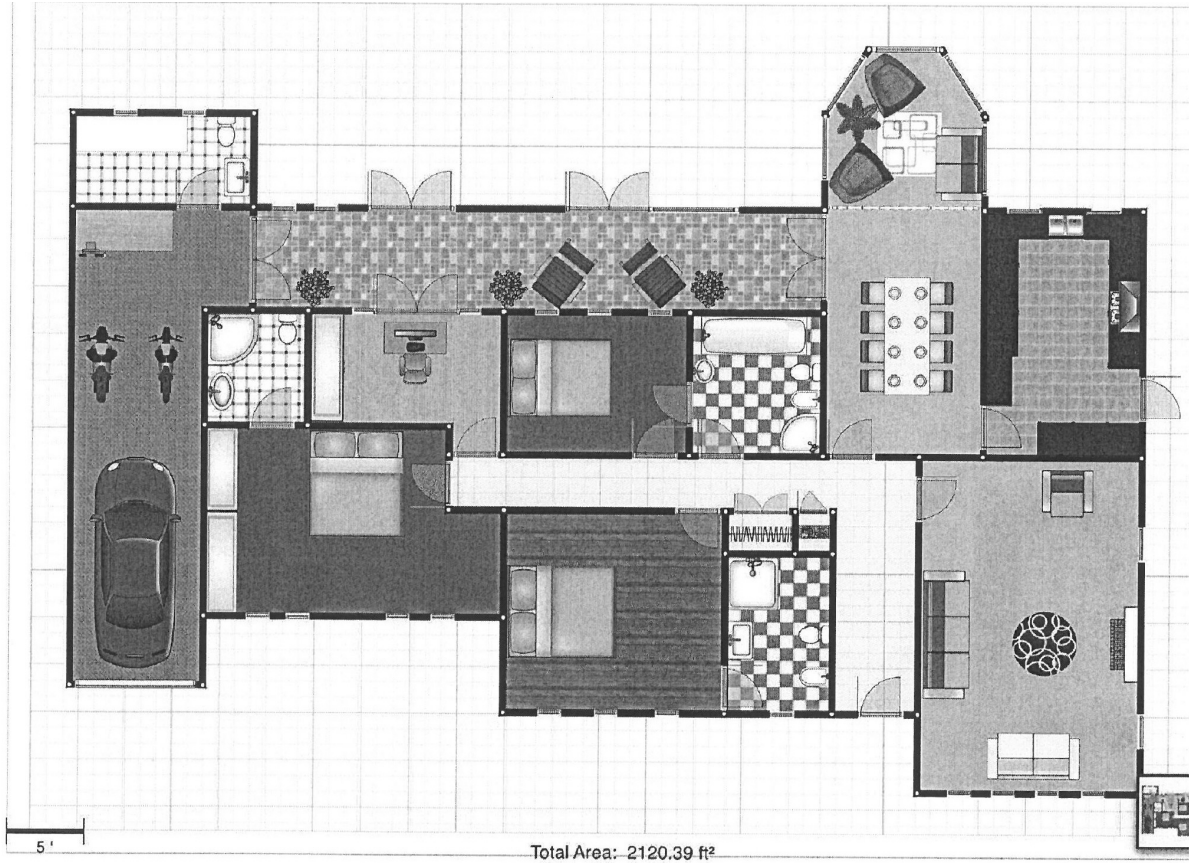
**DIRECTIONAL NOTE**

From Derby proceed north out of town along Duffield Road joining the A38 northbound. Take the slip road off to the left as signposted Kilburn and then join the A6179 heading north, eventually turning right just after John Flamstead's School onto and up Ryknield Hill and at the next 'T' Junction turn left onto Denby Lane, right into Abells as indicated by our 'for sale' board and Little Haven is located on the left hand side.

**VIEWING**

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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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