

SCARGILL MANN & CO.

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3 Field End

Brassington, Matlock, Derbyshire DE4 4HG



Well appointed three bedroomed semi-detached property occupying a popular village location

- Solar roof panels
- Central heating (LPG fired)
- Sealed unit double glazing
- Solar roof panels (supply of electricity during day)
- Entrance hallway
- Sitting room with wood burning stove
- Well proportioned fitted dining kitchen
- uPVC conservatory enjoying views
- Three bedrooms
- Well appointed bathroom
- Large driveway providing ample off street parking for three vehicles / storage - potential to further extend subject to planning permission
- Large decked patio and lawned garden to rear with timber garden shed, aluminium framed greenhouse and outside store -
- Viewing strongly recommended

Offers around £269,950



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser or family to acquire this well appointed and well proportioned three bed roomed semi-detached property occupying a popular village location and offering potential to further extend subject to planning permission.

The property is sold with the benefit of central heating (LPG fired), sealed unit double glazing and has solar roof panels which supply electricity during the day time and are owned and maintained by A Shade Greener.

Internally the property briefly comprises of an entrance hallway, sitting room with wood burning stove, well appointed and proportioned dining kitchen and uPVC conservatory providing access to the decked patio and enjoying roof top views towards surrounding countryside.

To the first floor are three bedrooms, the master bedroom having professionally fitted wardrobes. Furthermore, there is a well proportioned and appointed bathroom.

Outside to the front of the property is a driveway providing ample off street parking for three vehicles / storage and potential to extend the property to the side subject to planning permission. To the rear of the property is a decked patio area which gives way to a lawned garden with herbaceous borders and aluminium greenhouse.

LOCATION

The property is located in the delightful village of Brassington which has the benefit of a recreational ground, village inns and Brassington Primary School. The village of Brassington is situated some 2 miles from Carsington Water with its noted leisure facilities including sailing and fishing.

ACCOMMODATION

Panelled and leaded opaque composite glazed door provides access to:

ENTRANCE HALLWAY 1.94m x 1.21m (6'4" x 4'0")

Having a ceramic tiled floor covering. Feature central heating radiator. Sealed unit double glazed opaque window in uPVC frame to the front. Recess spot lights. Staircase off to the first floor with pine hand rail.

Pine panelled and glazed door provides access to:

SITTING ROOM 5.42m x 3.80m (17'9" x 12'6")

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a cast iron Charnwood wood burning stove on a raised local limestone hearth. (Note the stove shown in the picture is a Clearview wood burning stove which is to be re-fitted with a Charnwood stove prior to a sale being concluded). Feature central heating radiator. Telephone jack point. TV aerial / satellite connection. Sealed unit double glazed windows in uPVC frames to front overlooking the fore-garden. Pine panelled and glazed door providing access to the dining kitchen and twin panelled and glazed doors with matching side windows which lead into the conservatory.

CONSERVATORY 2.91m x 2.90m (9'7" x 9'6")

Having power and lighting. A range of sealed unit double glazed windows in uPVC frames to side and rear with matching French doors to side leading on to a decked patio and overlooking the garden with roof top views towards surrounding countryside.

L-SHAPED DINING KITCHEN 5.42m x 2.89m to 3.91m (17'9" x 9'6" to 12'10")

Having extensive range of handmade oak preparation surfaces incorporating a recess Belfast ceramic sink unit with mixer tap over, tiled splashback surround and having a range of light panelled base drawers and cupboard beneath incorporating soft closing fittings and brush aluminium handles. Inset ceramic four ring electric hob with self-cleaning (pyrolytic) electric fan assisted oven beneath. Integrated dishwasher, washing machine, fridge and freezer. Recess spot lights. Travertine tiled floor covering. Two feature central heating radiators. Panelled bi-fold doors provides access to a useful under stairs storage cupboard having appliance space suitable for a condensing tumble dryer. Sealed unit double glazed window in uPVC frame to front overlooking the fore-garden. Sealed unit double glazed window in uPVC frame and farmhouse style composite and double glazed door to rear which provides access to the decked patio and garden beyond.

FIRST FLOOR

LANDING

Having trap door access to roof space with drop down aluminium

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ladder providing access to a useful boarded storage area having power and lighting. Built-in airing cupboard which houses a wall mounted Worcester combination boiler (LPG fired) (fitted 2011) providing domestic hot water and servicing the central heating system. Recess spot lights. Four pine panelled doors providing access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.82m x 3.43m (12'6" x 11'3")

Note the former measurement being taken into the full depth of the room width fitted wardrobes incorporating hand rails and shelves with a matching chest of drawers. Over stairs built-in storage cupboard with light. Central heating radiator. Sealed unit double glazed window in uPVC frame to front.

BEDROOM TWO 3.64m x 2.90m (11'11" x 9'6")

Having central heating radiator. Sealed unit double glazed window in uPVC frame to front.

BEDROOM THREE 3.83m x 1.87m (12'7" x 6'2")

Having a built-in wardrobe with hanging rail shelves and cupboard over. Central heating radiator. Built-in single bed frame with storage area beneath. Sealed unit double glazed windows in uPVC frames to rear having attractive roof top views towards surrounding countryside.

BATHROOM 2.74m x 1.68m (9'0" x 5'6")

Being part-tiled and having a white suite comprising a pedestal wash hand basin with chrome taps, low level WC and bath with chrome taps, glass shower screen and electric Triton shower over and incorporating Travertine tiled floor covering. Chromed ladder heated towel rail. Spot lights. Sealed unit double glazed opaque window in uPVC frame to rear.

OUTSIDE

Immediately to the front of the property is a low maintenance gravelled fore-garden incorporating stone edged flowering herbaceous borders with adjacent tarmac driveway having ample off street parking / storage which provides access to a galvanised **OUTSIDE STORE** measuring **2.63m x 2.20m (8'8" x 7'3")** (external measurements) and a **USEFUL CONCRETE GARDEN/FUEL STORE** which measures **1.32m x 1.62m (4'4" x 5'4")** and having power. Potential to further extend the property subject to any planning permission or building regulation approval.

Immediately to the rear of the property is a large decked patio with balustrade and handrail which has views towards surrounding countryside and gives way to a well-proportioned lawned garden incorporating flowering herbaceous borders. Furthermore, within the garden is an aluminium framed greenhouse, timber garden shed and outside store. The garden is enclosed by a range of timber fencing. Cold water tap. Outside electric socket.

COUNCIL TAX BAND

Derbyshire Dales - Council Tax Band C

DIRECTIONAL NOTE

The approach from Ashbourne town centre is via the B5035 to Carsington Water and Wirksworth. After passing the Knockerdown Public House (situated on the right hand side), turn left thereafter as sign posted for Brassington. Proceed into the village of Brassington, taking the first turning on the left into Greenway, Proceed along Greenway taking the first turning on the right into Meadow Rise and thereafter the first turning on the left into Field End where the property can be located on the left hand side clearly denoted by our For Sale board.

The approach from our Wirksworth office is to proceed up St John's Street, bear left at the market place into West End, continue along this road leaving Wirksworth and upon reaching the T junction at Godfreyhole, bear left on to the B5035 towards Ashbourne. Continue on this road passing Carsington Water and thereafter turn right as sign post for Brassington. Proceed into the village of Brassington, taking the first turning on the left into Greenway, Proceed along Greenway taking the first turning on the right into Meadow Rise and thereafter the first turning on the left into Field End where the property can be located on the left hand side clearly denoted by our For Sale board.

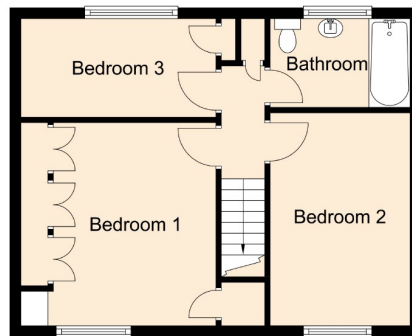
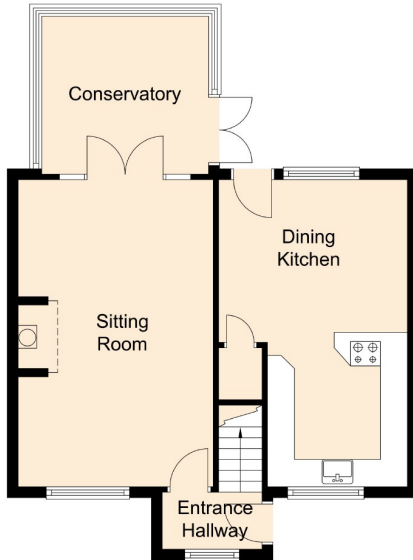
VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office - 01335 345460 (AT/JO 29.10.2020)



Ground Floor

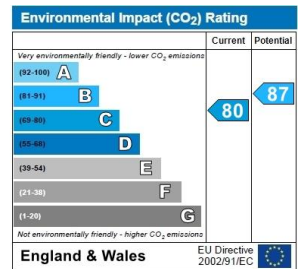
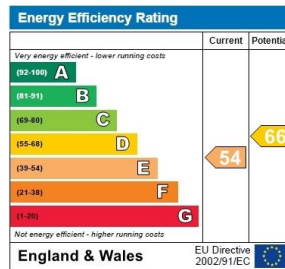
First Floor



3 Field End, Brassington, DE4 4HG

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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