

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Brookfield, Hollies Close Clifton, Ashbourne, DE6 2GR



A most impressive large five bedroom detached residence occupying a substantial and extensive plot, located within the highly desirable village of Clifton.

- Extended accommodation • Ideal for a large family
- Entrance hall and fitted guest cloakroom • Large living room and separate snug/ study
 - Open plan dining kitchen and utility
- Five first floor bedrooms, two with en-suite shower rooms • Separate family bathroom
- Impressive and large well established gardens to the front and rear • Extensive driveway and double garage •

Price £585,000



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GENERAL INFORMATION

THE PROPERTY

This a surprisingly spacious extended five bedroom detached residence occupying a beautiful location in the sought after village of Clifton. The property would suit a growing family due to its well proportioned spacious living accommodation on offer. The accommodation comprises hall, fitted guest cloakroom, spacious living room, large study/ snug, open plan dining kitchen and utility room. First floor landing leads to master bedroom with luxurious en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and bathroom.

Outside, the property is set well back from Hollies Close behind beautiful lawned fore garden with extensive driveway providing parking for several vehicles and giving access to double garage. There are equally impressive large private rear gardens.

LOCATION

The property occupies a great location in the quiet yet accessible village of Clifton. Clifton currently benefits from church, public house and primary school. It is a short drive from the market town of Ashbourne which offers an excellent range of amenities and also gives easy onward access to the Peak District.

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE DOOR

Provides access to:

PORCH

With quarry tiled flooring. UPVC double glazed window to side. uPVC double glazed and leaded door to:

HALLWAY

With central heating radiator. Wood floor covering. Staircase to first floor with painted wooden balustrade and under-stair cupboard. Decorative coving. Door to:

FITTED GUEST CLOAKROOM

With a white suite comprising low flush w.c and pedestal wash hand basin with tiled surround. Central heating radiator. Wood floor covering. Recess ceiling spot-lighting. uPVC double glazed window to front.

SPACIOUS LIVING ROOM 6.21m x 4.4m (20'4" x 14'5")

Please note the latter measurement is taken into the recess adjacent to the chimney breast with feature open recess incorporating brick surround, raised stone heart with feature cast iron electric stove. Two central heating radiators. Wall light points. uPVC double glazed window to front with fabulous views over impressive fore garden. Matching french doors to rear garden.

STUDY/ SECOND RECEPTION ROOM 3.22m x 3.05m (10'7" x 10'0")

With central heating radiator. TV aerial point. Wall light points. uPVC double glazed window to front again offering pleasant views.

OPEN PLAN DINING KITCHEN 6.36m x 3.86m (20'10" x 12'8")

With good sized dining area having central heating radiator. Recess ceiling spot-lighting. Feature tiled flooring. uPVC double glazed french doors to garden.

QUALITY FITTED KITCHEN

With granite worktops, matching up-stands and windowsill, feature matching island with fitted base cupboards and drawers, further range of complementary wall mounted cupboards and base cupboards. Inset Belfast style sink with mixer tap over, integrated dishwasher, American style fridge/ freezer and five plate gas Range all included in the sale. Recess ceiling spot-lighting. uPVC double glazed window to rear. uPVC double glazed door to side.

UTILITY ROOM 1.79m x 1.79m (5'10" x 5'10")

With granite effect worktops having fitted base cupboard and further larder cupboards. Appliance spaces suitable for washing machine. Gas fired boiler.

FIRST FLOOR ACCOMMODATION

FEATURE GALLERIED LANDING

With painted wooden balustrade. Central heating radiator.



Decorative coving. Recess ceiling spot-lighting. uPVC double glazed window to front. Door to:

IMPRESSIVE LARGE MASTER BEDROOM 7.16m x 4.74m (23'6" x 15'7")

Please note these measurements include the en-suite. With central heating radiator. Five sealed unit double glazed Velux windows. Door to:

LUXURIOUS EN-SUITE SHOWER ROOM

Partly tiled with a white suite comprising low flush w.c., pedestal wash hand basin and large walk-in shower cubicle with integrated Mira shower. Chromium towel radiator. Recess ceiling spot-lighting. Extractor fan. Sealed unit double glazed velux window to rear.

BEDROOM TWO 4.85m x 3.05m (15'11" x 10'0")

Please note these measurements include the en-suite. With central heating radiator. Fitted furniture including wardrobes, drawer units and over-head cupboards. uPVC double glazed window to rear. Panelled door to:

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising low flush w.c., half pedestal wash hand basin and shower cubicle with Triton shower. Chromium towel radiator. Recess ceiling spot-lighting. Extractor fan.

BEDROOM THREE 4.0m x 3.21m (13'1" x 10'6")

With central heating radiator. uPVC double glazed window to rear.

BEDROOM FOUR 3.71m x 3.15m (12'2" x 10'4")

With central heating radiator. uPVC double glazed window to front.

BEDROOM FIVE/ DRESSING ROOM 3.28m x 1.99m (10'9" x 6'6")

This room features a range of bespoke fitted furniture including wardrobes and dressing table. Central heating radiator. uPVC double glazed window to front.

FAMILY BATHROOM 2.73m x 2.12m (8'11" x 6'11")

Tiled with a suite comprising vanity unit with wash hand basin, low flush w.c., bath with Triton shower over. A range of fitted cupboards having mirror. Recess ceiling spot-lighting. Extractor fan.

uPVC double glazed window to rear.

OUTSIDE AND GARDENS

Without a doubt a true feature of this sale is the large, well established plot on which the property stands. Set well back from Hollies Close behind a substantial mainly lawned fore garden with selection of plants, shrubs and mature trees. There is an extensive driveway providing off road parking for several vehicles and giving access to the attached double garage.

DOUBLE GARAGE 7.56m x 7.21m (24'10" x 23'8")

With electric up and over door. Rear garage door to garden. Power and lighting. Pedestrian door. Useful gardeners w.c.

To the rear of the property is an equally impressive large private garden with feature patio area, extensive lawn, feature raised borders containing plants and shrubs, neat retaining hedging, mature trees and brook beyond a rear fence.

DIRECTIONAL NOTES

From Ashbourne proceed along the A515. Eventually turn right as signposted for Clifton village, continue up the hill before turning left just before the Church, turn left again into Hollies Close where the property will be located on the right hand side as denoted by our 'For Sale' board.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derbyshire Dales - Band E

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (BA/DLW January 2020)/A1412020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	77
		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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BURTON UPON TRENT
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