



**DRAGON END
TOWN STREET
BRASSINGTON
DE4 4HB
PRICE: Offers Around £695,000**





DRAGON END, TOWN STREET, BRASSINGTON, DERBYSHIRE, DE4 4HB

We are pleased to offer for sale this stunning, stone built, five bedroom detached residence located within the heart of the highly desirable village of Brassington. The property has been renovated and extended to an exceptionally high specification offering a superb combination of original features and characteristics with the requirements of modern day living including a mixture of sandstone, limestone and oak flooring to the ground floor, exposed beams, original fireplaces and stone mullioned windows, contemporary and quality fitted kitchen and bathrooms, LPG central heating and double glazing.

The accommodation is arranged over three floors and comprises of an entrance hall opening into the dining room which in turn opens into the breakfast kitchen and orangery. There are also two reception rooms with feature fireplaces and log burning stoves, a utility room and cloakroom to the ground floor. On the first floor there is a master bedroom with en-suite shower room, family bathroom and two further double bedrooms both with dressing rooms, which have plumbing and could readily be converted into en-suites. On the second floor there are bedrooms four and five. There is a driveway providing ample parking, along with gardens to the side and rear enjoying delightful views over the village towards the surrounding countryside.

Brassington is located approximately 2 miles north of Carsington Water, situated between the market towns of Ashbourne and Wirksworth. The village has a primary school, two village inns and is surrounded by open countryside.

VIEWING ESSENTIAL TO FULLY APPRECIATE

ACCOMMODATION

A front entrance door opens into the

Entrance Hall with beamed ceiling, limestone flooring and radiator. Staircase leading to the first floor with under stairs storage cupboard. The hall opens into the dining room and doors lead to the sitting room and cloakroom.

Cloakroom having a continuation of the limestone flooring, comprising a low flush wc, wash hand basin and houses the gas central heating boiler.

Sitting Room 3.73m x 3.66m [12'3" x 12'] Again with limestone flooring, beams to the ceiling, radiator, two

front aspect double glazed windows and feature stone fireplace with inset wood burning stove.

Dining Room 4.64m x 3.49m [15'3" x 11'6"] again with beamed ceiling, two double glazed rear aspect windows, two radiators, sandstone flooring and double doors lead into the living room. The dining room opens into the

Breakfast Kitchen and Orangery 6.69m [21'11"] including the orangery and 3.48m [11'5"] minimum x 5.03m [16'6"] overall. Having a continuation of the sandstone flooring and offering a superb living kitchen space overlooking the garden, with views over the village and countryside beyond. The kitchen area comprises of contemporary style kitchen units in white

with integrated appliances including two NEFF electric ovens, Siemens induction hob, dishwasher, two refrigerators and a freezer. There are granite work surfaces and upstands with inset double sink unit. Beamed ceiling with recessed ceiling spot lighting and front aspect double glazed window. The oak framed orangery has double glazed windows, two radiators, recessed ceiling spot lighting and French doors opening onto the garden. A door leads from the kitchen into the

Utility Room 3.35m x 1.26m [11' x 4'2"] having a worksurface with inset sink unit and storage below, space and plumbing for a washing machine and tumble dryer. Rear aspect double glazed window, two radiators and rear entrance door.

Living Room 4.56m x 3.71m [14'11" x 12'2"] having a beamed ceiling, two front aspect double glazed windows, radiator, oak flooring and feature stone fireplace with inset wood burning stove.

Half Landing with radiator and French doors opening onto the rear garden. The staircase continues to rise to the;

First Floor Landing with staircase leading to the second floor.

Master Bedroom One 5.45m x 3.51m [17'10" x 11'6"] having double glazed windows to the front, side and rear, exposed floorboards, two radiators, exposed ceiling beam and under eaves storage cupboard.

En Suite Shower Room 2.49m x 2.49m [8'2" x 8'2"] overall. Comprising a double shower cubicle with mains control shower and glass shower screen, twin wash hand basins set on a slate top, low flush w.c. Rear aspect double glazed window, exposed floorboards and heated towel rail.

Bedroom Two 4.63m x 3.79m [15'2" x 12'5"] with ceiling beam, two front aspect double glazed windows, two radiators, feature stone fireplace, exposed floorboards and an opening leads into the

Dressing Room 2.84m x 1.64m [9'4" x 5'5"] with front aspect double glazed window, ceiling beams and radiator.

Family Bathroom 2.49m x 1.97m [8'2" x 6'6"] comprising a bath with mixer tap and granite surround, wash hand basin, low flush w.c, shower cubicle with mains control shower and glass shower door. Recessed spot lighting, rear aspect double glazed window and exposed floorboards.

Bedroom Three 3.78m x 3.28m [12'5" x 10'9"] with beamed ceiling, front aspect double glazed, radiator, exposed flooring, feature stone fireplace and an opening leads into the

Dressing Room

Second Floor Landing with under eaves storage cupboard, roof window and doors lead to bedrooms four and five.

Bedroom Four 3.8m x 3.76m [12'6" x 12'4"] overall measurements with restricted head height. Having a front aspect window and roof window to the rear. Inbuilt wardrobes, radiator, recessed spot lighting and exposed purlins.

Bedroom Five 4.56m x 3.9m [15' x 12'9"] overall measurements with restricted head height. Having exposed purlins, recessed spot lighting, front aspect double glazed window, Velux window, radiator and access to the roof space.

OUTSIDE

The property is approached over a driveway providing ample parking. There is a south facing side garden enjoying pleasant views over the village and countryside in the distance. The garden extends to the rear and is mainly laid to lawn and offers a good degree of privacy. There is also two timber sheds and a workshop.

SERVICES

Mains services are connected with the exception of gas.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING

Band F

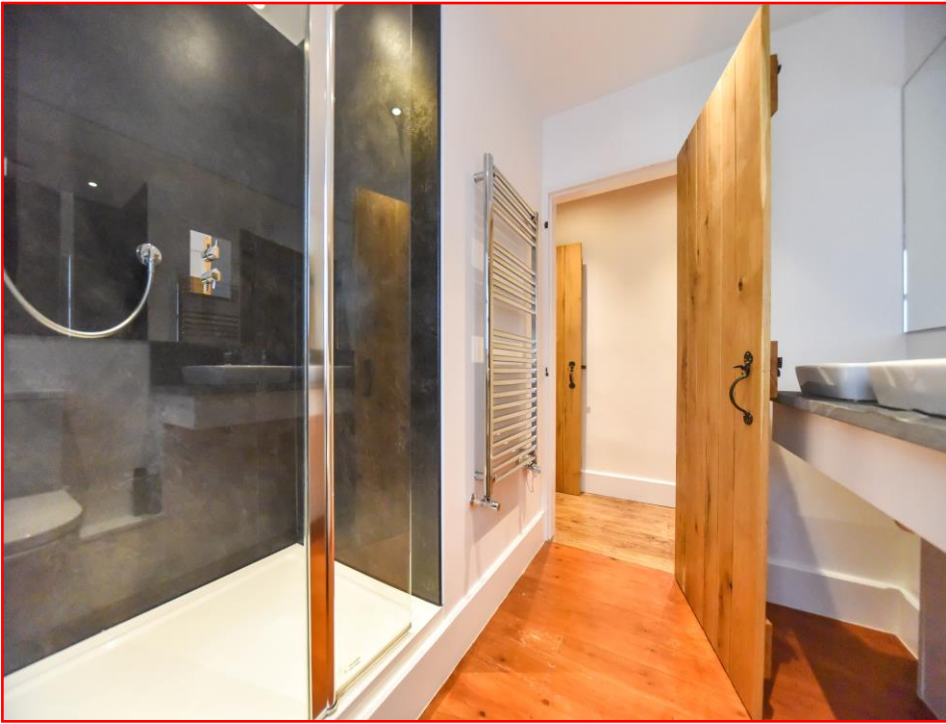
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

The property is approached by leaving Ashbourne on the B5035 to Wirksworth. Continue through the village of Kniveton past the right hand turn for Carsington Water and turn left thereafter signposted Brassington. Continue along this road and upon entering the village proceed past the school, on the left hand side and just after Miners Hill the drive serving Dragon End is located on the left hand side, identified by our for sale board.

FTA2380





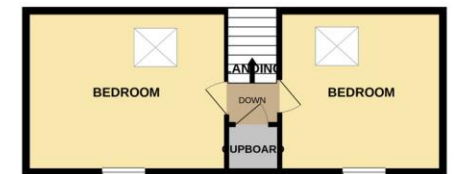
GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

