



# HOPKINS & DAINTY

ESTATE AGENTS



**Ashbourne Road, Derby, DE22 4LZ**

**Guide price £240,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this individual and traditional detached home. Set on the Western edge of Derby on the A52, near to rolling countryside and convenient for access to the nearby A38 at the Markeaton Island. We are informed that The Gables was built c.1932 for a local businessman and his family to live in, which they did until recently. It was a bespoke build, that has been in the same Mackworth family all this time.

With NO UPWARD CHAIN, the accommodation is accessed via a front porch which leads to the main hallway, with an under stairs shower room. There is a dual aspect front lounge, rear dining room and a good size fitted kitchen/breakfast room with an integrated oven and hob. On the first floor the landing provides access to both double bedrooms and the bathroom which has a three piece suite. The property has electric heating and double glazing. Externally, there is ample off road parking to the rear along with two brick storage sheds.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Porch

Accessed via a double glazed entrance door with a double glazed front window and a single glazed wooden door opening to:

### Hallway



With stairs rising to the first floor, a double glazed side window and doors leading off.

### Lounge 11'11" x 11'10" (3.64 x 3.63)



Front reception room with a feature fireplace and electric fire; a picture rail and double glazed front and side windows.

### Dining Room 11'10" x 10'10" (3.63 x 3.32)



Rear reception room with a feature fireplace and electric fire; double glazed side and rear windows, an electric heater and a door to:

### Kitchen 17'11" x 7'10" (5.48 x 2.41)



Spacious kitchen with a fitted range of units and worktops with an inset sink and drainer, mixer tap and tiled splashbacks. There is a built in double electric oven, hob and hood, along with space for a fridge/freezer and washing machine. Double glazed side and rear windows and a double glazed side access door.

### Ground Floor Shower Room



Three piece suite comprising shower, vanity wash hand basin and WC. With tiled walls, a part sloping ceiling with spotlights, extractor vent and a double glazed side window.

### First Floor Landing



With a double glazed side window and access to the loft space. Doors leading off.

### Bedroom 1 11'11" x 11'11" (3.65 x 3.64)



Front double bedroom with an electric heater, picture rail and a double glazed window with far reaching views.

### Bedroom 2 11'11" x 10'11" (3.65 x 3.33)



Rear double bedroom with an electric heater, picture rail and a double glazed window.

### Bathroom 8'5" x 7'6" (2.59 x 2.30)



Three piece suite comprising bath with an electric shower and screen; wash hand basin and WC. Tiled splashbacks,

two electric heaters, a built in airing cupboard housing the hot water cylinder and a double glazed rear window.

### Side Driveway/Front Garden



To the front of the property there is a lawn garden with a hedge boundary and a side driveway which leads to the rear.

### Rear Garden/Parking



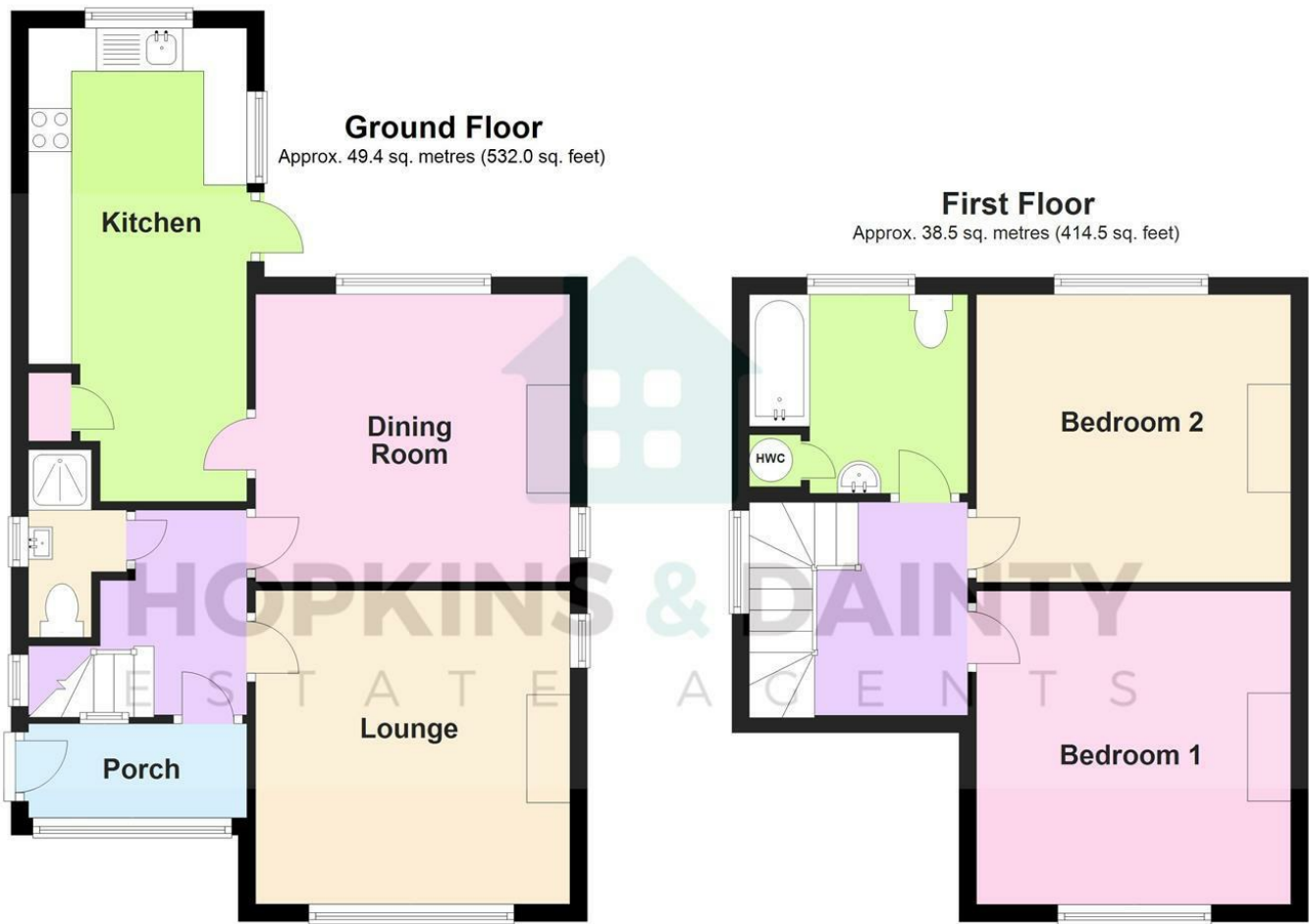
To the rear of the property there is a generous parking area with two brick storage sheds, a further wooden shed, an outside tap and a fence and hedge boundary.

### Important Information

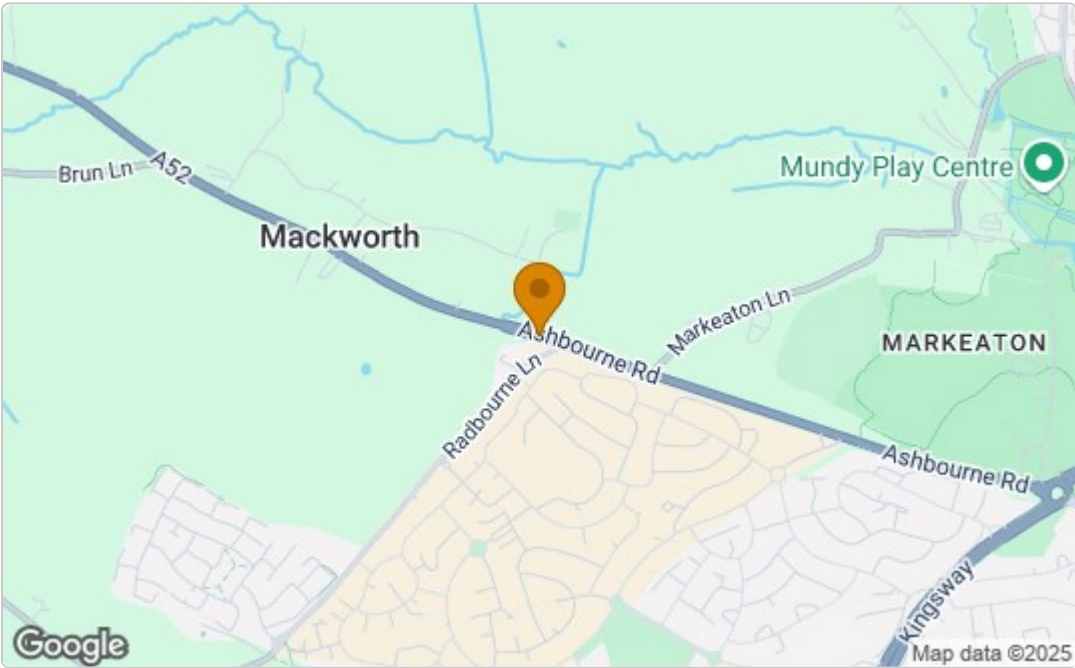
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds.

These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

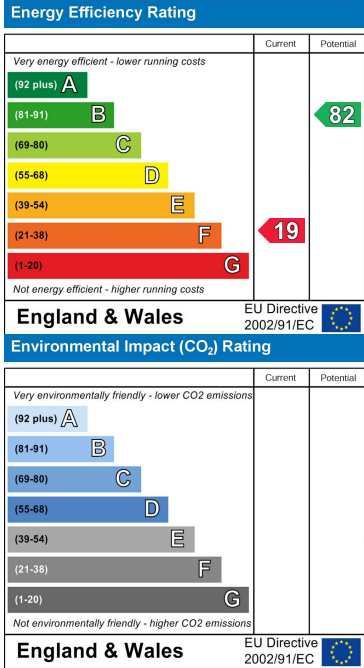
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.