

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Cheylesmore, Dalbury Lees, Ashbourne, Derbyshire DE6 5BE



**\*\*OPEN DAY - SATURDAY 25TH-SUNDAY 26TH AUGUST 2018 -  
11AM-1PM\*\***

- Enjoying spacious ground floor living accommodation with the benefit of oil central heating and double glazing • Wide reception hallway with canopy porch to front • Ground floor cloakroom • Superb full length drawing room with feature fireplace, wood burning stove and French doors providing access to rear garden • Formal dining room • Second sitting room to the front • Well appointed fitted breakfast kitchen with integrated appliances • Study and separate utility room • First floor galleried landing • Principal bedroom with dressing room, fitted wardrobes and en-suite shower room • Three additional double bedrooms • Large family bathroom • Pleasant lawned garden • Double garage • Deep foregarden • Vacant possession available •

**Offers around £575,000**



**39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591**  
matlock@scargillmann.co.uk www.scargillmann.co.uk



## **GENERAL INFORMATION**

Occupying a pleasant position on the fringe for the popular village of Dalbury Lees, this double fronted, modern style detached residence offering spacious, four double bedroomed accommodation with exceptional ground floor living space, all with the benefit of oil fired central heating and double glazing.

A recommended internal inspection will reveal entrance canopy porch leading to a wide entrance hallway with ground floor cloakroom, there is a full length lounge with brick feature fireplace with wood burning stove and French door providing access to a delightful garden, adjacent is a formal dining room, a second large sitting room to the front, useful study, large recently well fitted breakfast kitchen with integrated appliances and a separate utility room. To the first floor off a spacious galleried landing access is gained to the principal bedroom which has a comprehensive range of wardrobes, dressing room and a luxury en-suite shower room. There are three additional double bedrooms and a large family bathroom with four piece suite.

Outside, the property has the benefit of a formal lawned garden with patio and to the front is a deep foregarden laid mainly to lawn with access to an attached double garage.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this modern, stylish detached residence offering spacious family sized accommodation in a unique and favoured rural

setting.

## **LOCATION**

The property enjoys a popular locality in Dalbury Lees with ease of access to Ashbourne and Derby, the open countryside and noted pub/guesthouse. It has a thriving community with a vibrant village hall and is within the Long Lane Village School and Queen Elizabeth Grammar School in Ashbourne catchments.

## **ACCOMMODATION**

### **ON THE GROUND FLOOR**

#### **LARGE CANOPY PORCH**

Proving access to:

#### **WIDE RECEPTION HALL**

With double glazed door to front and glazed side screens, central heating radiator, decorative coving and stairs to the first floor off.

#### **CLOAKROOM**

With low level WC and wash hand basin.

#### **SECOND SITTING ROOM 4.98m x 4.28m (16'4" x 14'1")**

Positioned at the front of the property. With double central heating radiator and decorative coving.

#### **SUPERB FULL LENGTH LOUNGE 7.62m x 4.24m (25'0" x 13'11")**

Offering French door with glazed side screen providing access to the delightful garden. A brick feature fireplace with heavy wooden mantle over and tiled hearth incorporating wood burning stove.



Decorative coving and central heating radiator.

**FORMAL DINING ROOM 3.63m x 3.68m (11'11" x 12'1")**

With decorative coving and central heating radiator.

**STUDY 3.62m x 2.38m (11'11" x 7'10")**

With central heating radiator.

**SUPERBLY APPOINTED FULLY FITTED BREAKFAST KITCHEN 4.34m x 5.18m (14'3" x 17'0")**

With tiled floor throughout, kitchen area offering 1½ bowl inset sink unit with mixer tap over and base cupboard beneath. Integrated dishwasher, built-in drawers and cupboards with work surfaces over and complementary wall mounted cupboards. Built-in microwave in matching housing unit, built-in double oven and grill also in matching housing unit and inset hob with extractor hood above. Tiled surrounds, double central heating radiator and shelved pantry.

**ADJACENT BREAKFAST AREA**

With tiled floor and central heating radiator.

**UTILITY ROOM 2.1m x 2.6m (6'11" x 8'6")**

With plumbing for an automatic washing machine, 1½ bowl inset sink unit and base cupboard beneath, complementary wall mounted cupboards, plumbing for an automatic washing machine and tumble dryer point.

**REAR LOBBY**

With door to the rear off, central heating radiator, storage cupboard and access to the garage.

**ON THE FIRST FLOOR**

**SPACIOUS LANDING**

Providing access to:

**BEDROOM ONE 8.00m x 4.79m max (26'3" x 15'9" max)**

Being comprehensively fitted with built-in wardrobes with hanging and shelving space, central heating radiator and coving to ceiling. Built-in separate wardrobe.

**WALK-IN DRESSING ROOM 1.92m x 1.63m (6'4" x 5'4")**

With central heating radiator.

**EN-SUITE SHOWER ROOM**

With corner shower and curved glazed side screen, tiled surrounds and shower over. Pedestal wash hand basin, low level WC, heated towel rail, half tiling to main walls and extractor fan.

**BEDROOM TWO 4.29m x 3.32m (14'1" x 10'11")**

With central heating radiator.

**BEDROOM THREE 4.31m x 3.78m (14'2" x 12'5")**

With central heating radiator.

**BEDROOM FOUR 4.00m x 3.6m (13'1" x 11'10")**

With central heating radiator.

**FAMILY BATHROOM**

With five piece suite offering low level WC, bidet, vanity wash hand basin, panelled bath and shower cubicle. Half tiling to main walls and central heating radiator.





## OUTSIDE & GARDENS

### **DOUBLE GARAGE 5.63m x 5.31m (18'6" x 17'5")**

With boiler providing domestic hot water and servicing the central heating system. Up and over door and power and lighting.

To the front of the property is a long driveway approaching the garage with deep foregarden laid mainly to lawn.

To the rear is a patio, well stocked flowering borders and beds, oil storage tank and extensive lawned area.

## COUNCIL TAX

South Derbyshire District Council - G

## DIRECTIONAL NOTE

From the town centre of Ashbourne proceed along the Derby Road travelling towards Derby. After

approximately five miles take the turning right where indicated for Kirk Langley, proceeding up the road and taking the first turning right at the 'T' Junction signposted for Dalbury Lees. Following the road for approximately 1½ miles then take the turning left where indicated for Dalbury Lees proceeding into the middle of the village bearing left at the village green and left into Cheylesmore.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office (DM/AL)



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC
		<b>82</b>
	<b>57</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC
		<b>77</b>
	<b>52</b>	

## **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.*

### **ASHBOURNE**

### **BURTON UPON TRENT**

### **DERBY**

### **MATLOCK**

### **LETTINGS**

### **TUTBURY**

### **WIRKSWORTH**

8 Market Place, Ashbourne, Derbyshire DE6 1ES

1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 2QZ

4 St. James's Street, Derby DE1 1RL

39 Dale Road, Matlock, Derbyshire DE4 3LT

6 St. James's Street, Derby, DE1 1RL

42b Bridge Street, Tutbury, Staffordshire DE13 9LZ

37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460

Tel: 01283 548194

Tel: 01332 207720

Tel: 01629 584591

Tel: 01332 206620

Tel: 01283 520490

Tel: 01629 823489

ashbourne@scargillmann.co.uk

burton@scargillmann.co.uk

derby@scargillmann.co.uk

matlock@scargillmann.co.uk

lettings@scargillmann.co.uk

tutbury@scargillmann.co.uk

wirksworth@scargillmann.co.uk