

CURRAN  
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Top Cottage, Ashbourne Road  
Mackworth Village  
£499,950





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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT AREA - A charming extended four double bedroom detached cottage, enjoying rural views located in Mackworth Village, positioned within easy access of Derby and Ashbourne. The property offers over 1900 square feet of living accommodation and has been sympathetically extended and provides deceptively spacious accommodation with the benefit of spacious open plan dining kitchen with bi-folding doors giving access to the rear garden and four double bedrooms including a most spacious primary bedroom with contemporary en-suite shower room and balcony with impressive views over fields to the rear. Outside, the property benefits from a driveway, car port, large single detached garage and beautiful landscaped rear gardens with views over fields.









## The Detail

Top Cottage is an extended four double bedroom detached home that has undergone a significant extension and improvement. The property offers deceptively spacious accommodation of over 1900 square feet.

The accommodation has the benefit of gas central heating and uPVC double glazing and in the accommodation comprises: on the ground floor: entrance porch, spacious reception hallway, contemporary wc, utility room, sitting room with store, spacious living room with log burner and most spacious open plan dining kitchen with dining island, velux windows and bi-folding doors giving access to the beautiful landscaped rear garden.

The first floor landing gives access to four double bedrooms and a beautifully appointed four piece contemporary bathroom with velux windows. The most spacious primary bedroom offers a contemporary en-suite shower room and a beautiful balcony with elevated views over the landscaped rear garden and fields to the rear.

Outside, the property has a block paved driveway with car port and large single detached garage. There are beautiful landscaped south west facing rear gardens with paved patio area and steps leading upto a raised lawn with planting beds and delightful open view over fields to the rear.











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## The Location

The village of Mackworth has the advantage of being set within rolling Derbyshire countryside yet only a few minutes' drive from the city centre and also offering easy access to Ashbourne along the A52. The village offers the Farmhouse Public House located just a short walk away.

Local recreational facilities nearby are at Markeaton Park and offers tennis courts and some delightful lakeside and woodland walks. It is noted that the property falls within the Ecclesbourne School catchment area located in Duffield.

Furthermore the nearby A38 and A52 provide swift onward travel leading to the M1 motorway. Nottingham East Midlands Airport is approximately thirty minutes away.







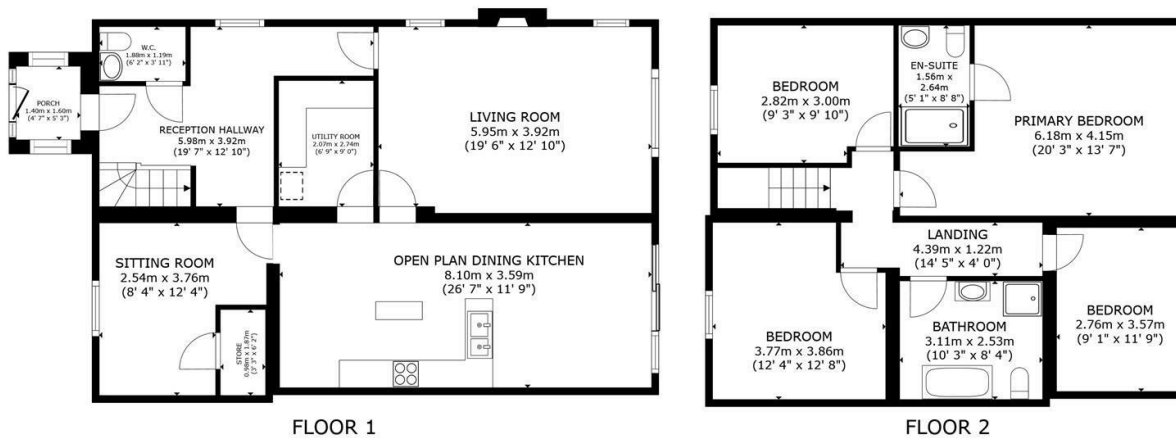






## The Particulars

- Extended Detached Cottage
- Ecclesbourne School Catchment Area
- Over 1900 Square Feet of Accommodation
- Porch, Reception Hallway, WC & Utility Room
- Spacious Living Room, Sitting Room & Store
- Superb Open Plan Dining Kitchen with Bi-Folding Doors
- Four Double Bedrooms & Family Bathroom with Four Piece Suite
- Primary Bedroom with En-Suite & Balcony with Superb Views
- Driveway, Car Port and Large Single Detached Garage
- Beautiful Landscaped Gardens with View over Fields



GROSS INTERNAL AREA  
 FLOOR 1 98.0 m<sup>2</sup> (1,055 sq.ft.) FLOOR 2 82.5 m<sup>2</sup> (888 sq.ft.)  
 TOTAL: 180.4 m<sup>2</sup> (1,942 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Size

Approx 1942.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

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*Let's Talk*

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