

CURRAN  
BIRDS  
+ CO

Highfields, Ashbourne Road  
Mackworth Village  
£569,000



# CURRAN BIRDS + CO

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



ECCLESBOURNE SCHOOL CATCHMENT - STUNNING EXTENDED HOME WITH POTENTIAL ANNEXE - A most attractive extended, four bedroom detached home of style and character offering spacious and versatile accommodation of over 2100 square feet with excellent annexe potential. The property stands set back from the road in this elevated position set back from the road with a wide frontage and plot, that includes a generous driveway, large double detached garage and has delightful landscaped gardens enjoying rural views located in Mackworth Village, positioned within easy access of Derby and Ashbourne.





## The Detail

Highfields is a most attractive extended home of style and character, occupying this elevated position set back from Ashbourne Road and offering delightful countryside views. This superb detached home offers spacious and versatile accommodation and has been sympathetically extended with a double storey extension to the side and offers over 2100 square feet of accommodation.

The accommodation has the benefit of gas central heating and uPVC double glazing and in the accommodation comprises: on the ground floor: entrance hallway, most spacious and beautifully appointed open plan dining kitchen with dining island and a range of quality integrated appliances and this gives access to a conservatory, separate utility room and contemporary wc. There is also a stylish living room with beautiful stone fireplace with log burner and windows to the front and rear elevations. This living room also provides access to a spacious sitting room that would provide ideal annexe or guest living. This sitting room has a its own staircase that gives access to a generous double bedroom with a contemporary en-suite shower room. This bedroom also has quality built in wardrobes and a dual aspect including velux windows to the rear.

There is a further staircase from the entrance hallway that leads to the first floor landing which gives access to three further bedrooms all with built in wardrobes and a contemporary bathroom with white three piece suite. The most spacious principal bedroom also has the benefit of a contemporary en-suite shower room.

Outside, the property stands set back from the road and has a wide frontage with generous lawned gardens to the front with mature shrubs and trees. There is a generous driveway that provides off road parking for around eight cars and this leads to a large double detached garage measuring 24'2" x 16'7". This garage has power and light and also offers potential for conversion (plans have been created but subject to necessary planning consent being obtained)

There are beautiful landscaped south west facing rear gardens with indian sandstone paved patio area, feature circular artificial lawn and gravelled beds. There is a quality timber fenced boundary to the rear and stunning views over fields and countryside to the rear.







CURRAN BIRDS + CO

## 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.

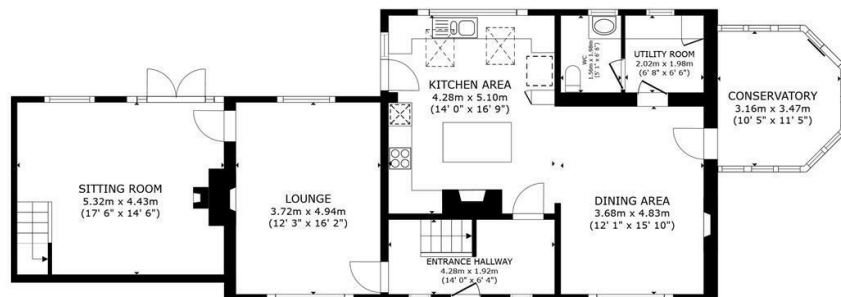
Local recreational facilities nearby are at Markeaton Park and offers tennis courts and some delightful lakeside and woodland walks. It is noted that the property falls within the Ecclesbourne School catchment area located in Duffield.

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

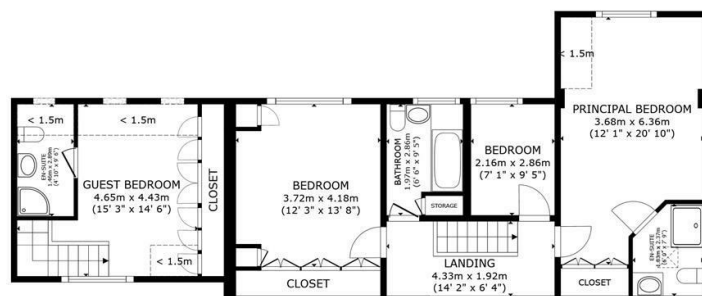








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 113.8 m<sup>2</sup> (1,225 sq.ft.) FLOOR 2 86.5 m<sup>2</sup> (931 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 6.1 m<sup>2</sup> (66 sq.ft.)  
TOTAL : 200.3 m<sup>2</sup> (2,156 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Extended Detached Home of Style and Character
- Ecclesbourne School Catchment Area
- Spacious and Versatile Accommodation of over 2100 Square Feet
- Sought after Village Location & Countryside Views
- Entrance Hallway, Living Room & Conservatory
- Superb Open Plan Dining Kitchen, Utility Room & WC
- Four Bedrooms, Contemporary Bathroom & Two En-Suites
- Potential Annexe with Sitting Room with Staircase to Spacious Bedroom with En-Suite
- Generous Wide Plot, Large Driveway & Double Detached Garage
- Low Maintenance Landscaped Gardens with Countryside Views

### Size

Approx 2156.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

F

# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved