



104 Malthouse Lane, Ashover, Chesterfield, S45 0BU
£1850pcm

An immaculately presented, stone-built townhouse property located within an exclusive gated development of similar high-quality homes conveniently situated close to the centre of the popular village of Ashover. The accommodation is set over four floors and offers: three good-sized bedrooms, main ensuite; study-landing; family bathroom; spacious sitting room; fitted kitchen; ground floor WC; utility room; and an integral single garage. The property enjoys an area of private garden, backing onto communal grounds. There are 15 acres of communal grounds including: shared formal gardens, a tennis court, barbecue area, wildlife areas, allotment area, and a paddock.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office/cafe, church, village hall, butchers, local shop, doctors, pubs and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles) and is within easy commuting distance of Sheffield, Nottingham and Derby.

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Mobile 07977 136687

www.sallybotham.co.uk

Entering the property via a hardwood entrance door with double-glazed panel and over-door light, which opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, polished light oak flooring, central heating radiator with thermostatic valve, telephone point, and colonial style panelled doors opening to:

GROUND FLOOR WC

Being half-tiled and having a suite with a pedestal wash hand basin and a close-coupled WC. There is a central heating radiator, laminate flooring following through from the hallway, fitted mirror, and an extractor fan.

UTILITY ROOM

An exceptionally spacious utility room having ceramic tiles to the floor. A good range of kitchen units with cupboards set beneath a marble-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a porcelain sink with mixer tap. Beneath the worksurface there is space and connection for an automatic washing machine, tumble dryer, and further white goods. The Zanussi washing machine, tumble dryer, and freezer are available by a separate negotiation. The room has a central heating radiator with thermostatic valve, and coat hanging space. A panelled door opens to:

INTEGRAL GARAGE

Having electrically-operated up-and-over vehicular access door, power, lighting, and water supply.

From the entrance hallway, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Having a rear-aspect double-glazed sliding sash window, fitted with thermal blinds, and a hardwood stable-style entrance door opening onto the gardens and terrace to the rear of the property. The hallway has a staircase rising to the upper floor accommodation, polished light oak flooring, central heating radiator, and panelled doors opening to:

LIVING ROOM

Having front-aspect double-glazed sliding sash windows – fitted with thermal blinds –flooding the room with natural light and enjoying views over the open countryside that surrounds the area. The room has elegant original coving to the ceiling, and a feature fireplace with faux stone surround and raised hearth, housing a living flame gas fire. There are wall and centre light points, central heating radiators with thermostatic valves, and a television aerial point with a satellite facility. A door opens to a useful under-stairs storage cupboard.

KITCHEN

Having rear-aspect sliding sash window with fitted blind and enjoying views over the garden and the paddock beyond. The room has a good range of units in a contemporary high-gloss finish with cupboards and drawers set beneath a solid timber worksurface with an undermounted one-and-a-half-bowl sink with mixer tap. Set within the worksurface is a four-ring induction hob, over which is an extractor canopy, beneath the hob are deep pan drawers. There is a pull-out larder unit, carousel corner units and wall-mounted storage cupboards with under-cabinet lighting. Within the kitchen is a Bosch eye-level fan-assisted oven and microwave, and a larder fridge. Beneath the worksurface, there is space and connection for a dishwasher. The Sharps 12-place-setting dishwasher, currently installed, is available by separate negotiation. Sited within the room is the Ideal gas fired boiler which provides hot water and central heating to the property. The room has a kick space heater and downlight spotlights.



SECOND FLOOR LANDING

With rear-aspect double-glazed sliding sash windows with fitted thermal blinds overlooking the gardens, paddock, and wooded hills to the rear of the property. There is a central heating radiator with thermostatic valve, and panelled doors opening to:

BEDROOM TWO

With a front-aspect double-glazed sliding sash window with fitted thermal blind enjoying superb far-reaching views over the formal gardens, to the wooded hills that surround the village. The room has a central heating radiator with thermostatic valve.

BEDROOM THREE

Having front-aspect double-glazed sliding sash window with fitted thermal blind enjoying similar views to bedroom two. There is a central heating radiator with thermostatic valve.

FAMILY BATHROOM

A half-tiled room with a rear-aspect double-glazed window with obscured glass and fitted blind, and suite with: panelled bath; pedestal wash hand basin with fitted mirror over; close-coupled WC; and corner shower cubicle with mixer shower. The room is illuminated by downlight spotlights. There is an extractor fan, shaver point, and ladder-style towel radiator with thermostatic valve.

From the landing, a staircase with turned spindles and a polished hardwood handrail rises to:

STUDY LANDING

Being illuminated by a Velux rooflight window and having ample space for a desk, shelving, and office furniture if required. There is a telephone point and downlight spotlights. A panelled door opens to an airing cupboard housing the Megaflo hot water cylinder, and having slatted linen storage shelving. A further door opens to:

MAIN BED ROOM

Having dual-aspect sliding sash windows with fitted thermal blinds: front window with far-reaching views towards the wooded hills and open countryside that surround the village; the rear window overlooking the garden and paddock beyond. The room is fitted with an excellent range of built-in furniture, including media drawer with electrical power point for TV, wardrobes with hanging rails and shelving and storage drawers. There are over-bed reading lights and contemporary spotlights. The room has central heating radiators with thermostatic valves and a telephone point. A panelled door opens to:

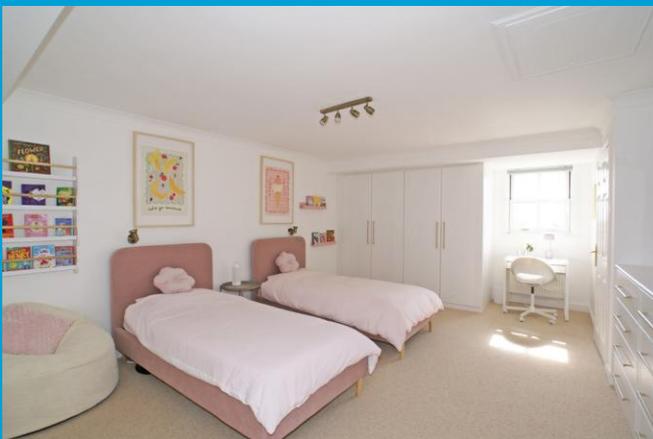
EN SUITE SHOWER ROOM

Being partially-tiled and having a tile-effect floor, and suite with: double-width shower cubicle with mixer shower and glass shower screen; pedestal wash hand basin with illuminated mirror over; and dual-flush close-coupled WC. There's a chrome-finished ladder-style towel radiator, shaver point, extractor fan, and downlight spotlights.

OUTSIDE

To the front of the property, a block-paved driveway provides parking for two vehicles and gives access to the entrance door. To the rear of the property is a delightful enclosed garden, with a flagged terrace with feature lighting and a water supply. From the terrace, steps rise to an area of lawn with borders stocked with flowering plants. The garden is enclosed by low stone walls and fencing. To the top of the garden is a stone stile leading to an area of communal grounds. The complex is accessed via electrically operated gates and has communal gardens and paddocks extending to approximately 15 acres.

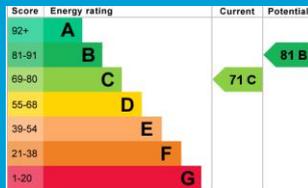
Disclaimer All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.





COUNCIL TAX BAND

(Correct at time of publication) 'F'

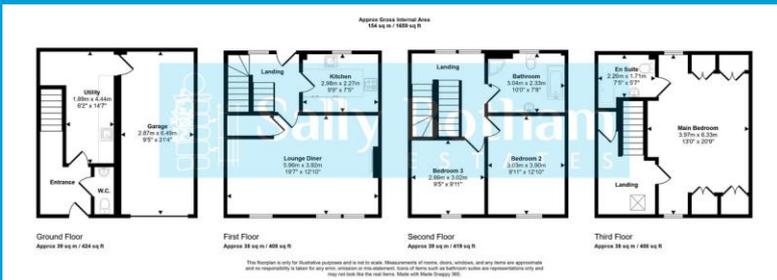


SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, after descending Slack Hill turn right after the Kelstedge Inn along the B6036 Ashover Road, take the first left turn into Narrowleys Lane, turn right at the T junction into Moor Road, take the first left turn into Malthouse Lane, follow the road up the hill as the road bends to the left there are a pair of iron gates on the right which lead to the property.

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