



Kings Hollow Mews, Kniveton Ashbourne DE6 1JF

welcome to

Kings Hollow Mews, Kniveton Ashbourne

This characterful home offers a rare opportunity to enjoy tranquil village life with all the amenities of nearby towns within easy reach. The property provides well-proportioned rooms, a modern kitchen and shower room, conservatory with upgraded roof, and two bedrooms with beautiful rear views.



Entrance Porch

3' 7" x 4' 1" (1.09m x 1.24m)

Stepping through the UPVC double glazed door into the tiled entrance porch of the property. Access to the downstairs WC and kitchen.

Cloakroom

Fully tiled room with window to the front, WC and a sink set in a vanity unit with useful cupboard underneath.

Lounge

15' 11" max x 11' 5" max (4.85m max x 3.48m max)

A bright and inviting room featuring stylish wood flooring (not wood-effect), the lounge offers direct access to the staircase to the first floor and boasts a charming log burner set beneath a stone mantel piece. Rear-facing windows provide pleasant views over the rear garden.

Kitchen

15' 11" x 11' plus recess (4.85m x 3.35m plus recess)

A bright and modern kitchen with a window to the front, featuring a range of white high and low cupboards, offering ample storage with a clean and contemporary look. Integrated appliances include the oven, hob, and freezer only. Other appliances such as the washing machine, dishwasher, and fridge are freestanding but included in the sale. Stylish grey tiled splashbacks to the walls. An opening into the conservatory provides a lovely sense of flow from the kitchen, making this space perfect for everyday living and entertaining.

Conservatory

9' x 8' (2.74m x 2.44m)

A bright and delightful space to take in the panoramic views of the garden. The conservatory roof was replaced in 2021 with an insulated and fully tiled roof. A convenient side door offers direct access to the garden.

Landing

The landing provides access to the two bedrooms, bathroom and houses the water tank. A window to the front adds natural light to the landing area.

Bedroom One

12' 7" x 9' 10" (3.84m x 3.00m)

The bedroom is a comfortable and well-proportioned space, featuring fitted carpets, rear-facing window that offers stunning views over fields. Thoughtfully designed for practicality with built-in cupboards with hanging space, in addition, a further cupboard built over the stairs with shelving.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

A carpeted room with a rear-facing window, offering the same scenic views over fields as Bedroom One. Access to the loft is provided in this room with a practical drop-down ladder.

Bathroom

The bathroom is well-appointed with a modern P-shaped shower fitted with a mains shower, along with a WC and sink.

Rear Garden

The rear garden is designed for low-maintenance practicality, featuring a combination of decking and patio areas ideal for outdoor dining and relaxation. A plant bed is well-stocked with shrubbery. The garden enjoys views over fields to the rear and provides access to a rear gate. A charming timber gazebo sits at the end of the garden, offering a shaded area.

Outbuilding

The garden also includes a greenhouse for keen gardeners and enjoys an open aspects with picturesque views over the fields beyond.

Agent's Note- Section 106

Prospective purchasers will need to meet the criteria set out in the Section 106 Agreement, which may involve proving a connection to the local parish of Kniveton and/ or gaining approval from the local authority before proceeding with a purchase.



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welcome to

Kings Hollow Mews, Kniveton Ashbourne

- Modern kitchen and bathroom
- Conservatory
- Quiet rural area near Carsington
- Delightful village
- Two double bedroom mid terrace house

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN105608 - 0007

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