



104 Malthouse Lane,
Ashover, S45 0BU

£400,000

W
WILKINS VARDY

£400,000

FANTASTIC FAMILY HOME SET WITHIN THIS EXCLUSIVE GATED DEVELOPMENT - PROPERTY TOUR VIDEO AVAILABLE

This fantastic three double bedroomed, two 'bathroomed' property comprises superbly presented accommodation over four storeys, including a large utility and cloakroom on the ground floor, kitchen and a superb lounge with views over nearby parkland to the first floor and then bedrooms and bathrooms to the two upper floors with a spacious master suite on the top level.

Sitting within this exclusive gated development, just a short stroll from the centre of Ashover Village, the property comprises its own driveway, garage and picturesque garden, as well as having access to communal grounds which include 15 acres of formal gardens, paddock and an all weather tennis court.

Ashover is one of Derbyshire's most sought after villages, with fantastic schools and amenities and great transport links into the Peak District National Park and towards Chesterfield, Matlock and Sheffield.

- Superb Four Storey Stone Built Family Home
- Generous Living Room
- Three Good Sized Double Bedrooms
- Integral Garage & Off Street Parking
- Sought After Village Location
- 15 Acre Gated Development with All Weather Tennis Court
- Modern Fitted Kitchen, Cloaks/WC & Utility Room
- En Suite & 4-Piece Family Bathroom
- Attractive Rear Garden with Patio
- EPC Rating: C

General

Gas central heating (ideal Logic System Boiler)
Wooden framed sealed unit double glazed windows
Gross internal floor area - 148.1 sq.m./1594 sq.ft. (including Garage)
Council Tax Band - F
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wooden front entrance door opens into an ...

Entrance Hall

Fitted with wood flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with wood flooring and having a 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.

Utility Room

14'7 x 9'7 (4.45m x 2.92m)
Being part tiled in metro tiles and fitted with a range of grey wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset single drainer ceramic sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and an under counter fridge or freezer.
Tiled floor.
A door from this room gives access into the integral garage.

On the First Floor

Landing

Fitted with engineered wood flooring and having a wooden stable door giving access onto the rear patio.
A staircase rises to the Second Floor accommodation.

Living/Dining Room

19'8 x 13'1 (5.99m x 3.99m)
A generous front facing reception room, spanning the full width of the property and having a feature fireplace with wood surround and an inset gas fire sat on a marble hearth.
Built-in under stair store cupboard.
Engineered wood flooring and coving to the ceiling.

Kitchen

10'0 x 7'9 (3.05m x 2.36m)
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary solid wood work surfaces over with glass upstands.
Inset 1½ bowl stainless steel sink with mixer tap.
Integrated appliances to include a fridge, electric double oven and 4-ring induction hob with glass splashback and extractor hood over.
Space and plumbing is provided for a dishwasher.
Vinyl flooring and downlighting.

On the Second Floor

Landing

With staircase rising to the Third Floor accommodation.

Bedroom Two

13'1 x 10'0 (3.99m x 3.05m)
A good sized front facing double bedroom fitted with coving.

Bedroom Three

10'2 x 9'4 (3.10m x 2.84m)
A front facing double bedroom, fitted with coving and currently used as a study.

Spacious Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with mixer tap, corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vertical heated towel rail.
Vinyl flooring and downlighting.

On the Third Floor

Landing

Providing space for a study area.
Built-in cupboard housing the hot water cylinder.
Velux window.

Master Bedroom

20'10 x 13'6 (6.35m x 4.11m)
A most generous dual aspect double bedroom having two sets of built-in wardrobes and a range of base units. A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tile effect vinyl flooring.

Outside

A block paved drive to the front provides off street parking and leads to the integral garage.

To the rear of the property there is a paved patio with steps up to a lawned garden with planted rear border.

Additional Information

The property is Leasehold - Term of 999 Years.

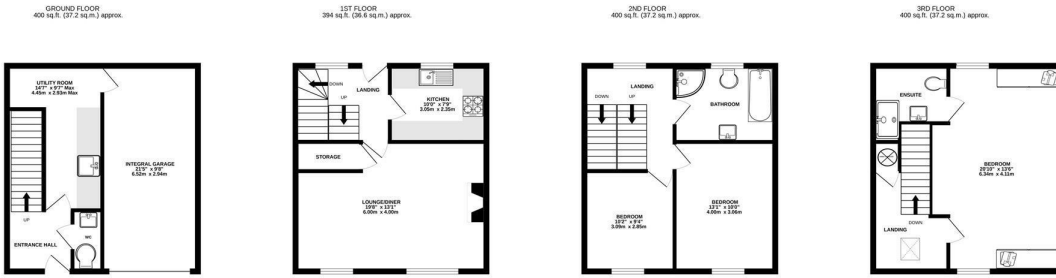
Lease Start Date: 01/01/2002.

Lease End Date: 01/01/3001

Approximate Service Charge: £109 per month. This charge covers maintenance of all communal areas including access gates, communal gardens and the all weather tennis court. Each owner within the development are Leaseholders but also enjoy a share of the Freehold and therefore have an ability (through the Management Company) to control maintenance and management of the shared grounds. Further details with regards to this are available upon request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71 81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1594 sq. ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

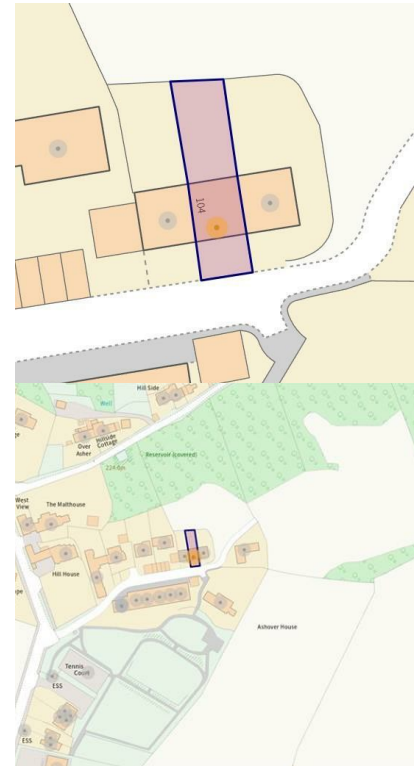
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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