



Raglan House, 1A Inkerman Cottages,  
Ashgate Road, Ashgate, S40 4BP

OFFERS IN THE REGION OF

£575,000

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WILKINS VARDY

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CHARACTER PROPERTY IN SOUGHT AFTER LOCATION WITH NO ONWARD CHAIN

Occupying a delightful landscaped plot accessed through secure electric gates, this stunning stone built family home dates back to 1800 but has been modernised and extended in recent years. The high specification interior includes a fantastic oak kitchen with granite worktops, two generous reception rooms and four good sized double bedrooms. The master bedroom has an en-suite shower room and there is also a modern family bathroom.

Just a stones throw from Inkerman Park, and sitting within the normal catchment area for Brookfield School, the property is also ideally placed for accessing the nearby amenities in Brampton and Ashgate and just minutes from the Town Centre.

- Superb Character Property
- Hi Spec Kitchen with Granite Tops and Integrated Appliances
- Four Good Sized Double Bedrooms
- Large Detached Garage & Ample Car/Caravan Standing Space
- Brookfield School Catchment
- Generous Triple Aspect Living Room
- Utility Room with Cloaks/WC off
- Modern En Suite Shower Room & Family Bathroom
- Landscaped Gardens with Secure Electric Gated Access
- EPC Rating: D

## General

Gas central heating (Vaillant Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 131.1 sq.m./1411 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite front entrance door opens into a ...

### Spacious Entrance Hall

Fitted with solid wood flooring and having a staircase rising to the First Floor accommodation.

### Living Room

15'4 x 14'2 (4.67m x 4.32m)

A generous triple aspect reception room having a feature stone fireplace with inset living flame coal effect gas fire.

### Open Plan Dining Kitchen

#### Kitchen

13'2 x 10'6 (4.01m x 3.20m)

Being dual aspect, and fitted with a range of solid oak wall, drawer and base units with complementary granite work surfaces and upstands.

Inset 1½ bowl stainless steel sink with mixer tap.

Integrated appliances to include a fridge, freezer, washing machine, dishwasher, electric oven and 5-ring gas hob with glass splashback and stainless steel extractor hood over.

A door gives access to a useful built-in under stair store cupboard.

Tiled floor and downlighting.

### Dining Room

13'0 x 11'3 (3.96m x 3.43m)

A generous rear facing room having the tiled flooring which continues from the kitchen.

A door gives access to the utility room, and a uPVC double glazed door gives access to the rear of the property.

### Utility Room

10'6 x 6'2 (3.20m x 1.88m)

Having a range of fitted shaker style wall and base units with complementary work surfaces over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Tiled floor.

A door from here gives access into a ...

### Cloaks/WC

Fitted with a 2-piece suite comprising of a corner wash hand basin with tiled splashback and storage below, and a low flush WC.

Tiled floor.

## On the First Floor

### Landing

#### Master Bedroom

14'4 x 10'10 (4.37m x 3.30m)

A generous triple aspect double bedroom. A door gives access into an ...

#### En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback and a concealed cistern WC. Chrome heated towel radiator.

Tiled floor and Velux window.

#### Bedroom Two

13'2 x 10'6 (4.01m x 3.20m)

A generous front facing double bedroom.

#### Bedroom Three

11'11 x 7'3 (3.63m x 2.21m)

A good sized rear facing double bedroom.

#### Bedroom Four

10'0 x 8'4 (3.05m x 2.54m)

A good sized rear facing double bedroom, currently used as a gym.

#### Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

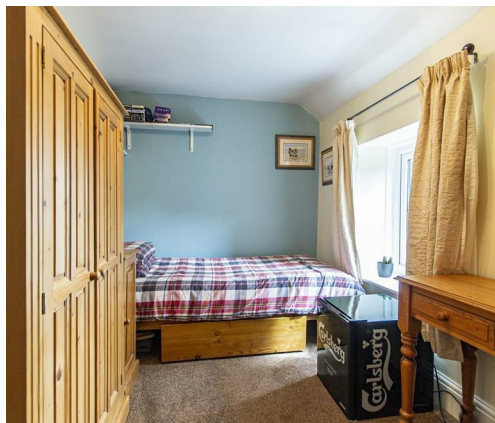
Tiled floor and downlighting.

## Outside

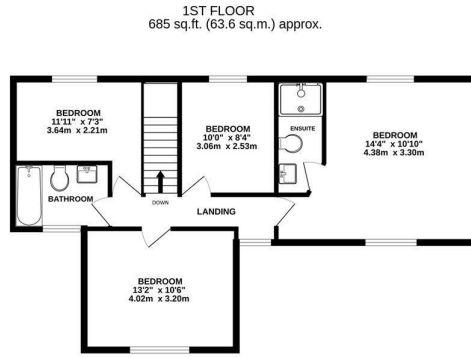
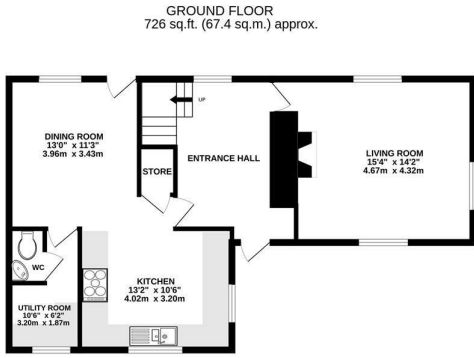
The property is accessed via a service road off Ashgate Road. Electric double gates and an electric pedestrian gate open onto the front of the property where there is a superb landscaped garden comprising of a lawn with mature borders of plants and shrubs and having plum, apple and cherry trees, as well as a built-in sprinkler system. There is also a low maintenance decorative pebbled seating area with fire pit.

A pebbled drive provides ample off street parking/caravan standing and leads down the side of the property to a detached garage having an electric 'up and over' door, light and power. There is also a garden shed with power and a fruit garden with raspberry, loganberry, gooseberry and blackberry bushes, and a raised bed with rhubarb and strawberries.

To the rear there is a paved patio and mature borders of conifers, shrubs and a monkey puzzle tree.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

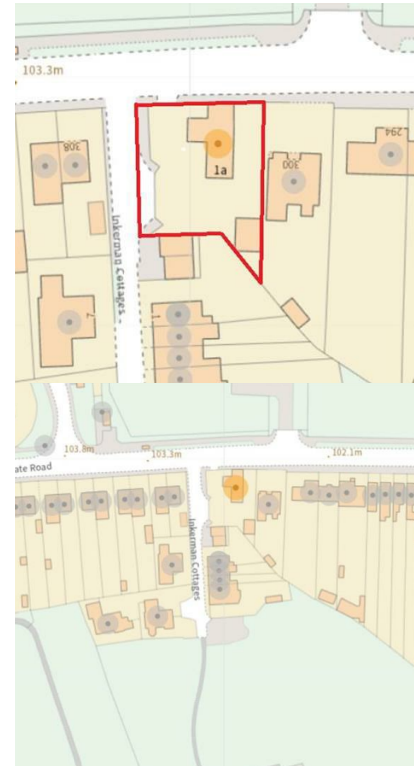
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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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