



Hazeldene, Milken Lane, Far Hill,  
Ashover, S45 0BA

£550,000

W  
WILKINS VARDY

£550,000

CHARMING TWO BED STONE BUILT COTTAGE - SOUGHT AFTER VILLAGE LOCATION - SINGLE GARAGE

Nestled in the charming village of Ashover, this delightful cottage on Milken Lane offers a perfect blend of comfort and character. Spanning an impressive 1,203 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The well proportioned layout includes two cosy double bedrooms, providing ample space for restful nights. The cottage is complemented by a good sized kitchen which is fitted with handmade oak units and a well appointed 4-piece bathroom, ensuring convenience for residents and guests alike. With a single garage, you will find ease in coming and going from this picturesque setting.

Surrounded by the natural beauty of the Derbyshire countryside, this property is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities. Whether you are looking for a weekend retreat or a permanent residence, this cottage presents a wonderful opportunity to embrace the charm of rural living.

Do not miss the chance to make this delightful home your own.

- CHARMING STONE BUILT MID TERRACED COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS LIVING ROOM WITH LOG BURNING STOVE
- SEPARATE DINING ROOM
- KITCHEN WITH HANDMADE OAK UNITS & GRANITE WORKTOPS
- TWO DOUBLE BEDROOMS
- 4-PIECE BATHROOM
- SINGLE GARAGE WITH TWO ATTACHED STORES
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN
- EPC RATING: TBC

**General**  
Electric heating (Heatrae Sadia Electromax Boiler)  
Timber framed sealed unit double glazed windows and doors (except for Sun Room which is uPVC double glazed)  
Security alarm system  
Gross internal floor area - 111.7 sq.m./1203 sq.ft. (including Garage & Stores)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

**On the Ground Floor**  
A uPVC double glazed door opens into a ....

**Sun Room**  
Being triple aspect and having stone flagged flooring. A further door opens into the ...

**Living Room**  
18'3 x 12'3 (5.56m x 3.73m)  
A spacious reception room, spanning the full width of the property and having two sash windows overlooking the front garden.  
This room has a feature stone fireplace with log burning stove, and a feature exposed stone wall with display niches.  
Useful built-in under stair storage cupboard.  
Downlighting and stone flag flooring with under floor heating.  
A staircase rises to the First Floor accommodation.  
An opening leads through into a ...

**Dining Room**  
10'1 x 8'11 (3.07m x 2.72m)  
A rear facing reception room having stone flag flooring with under floor heating.

**Kitchen**  
10'1 x 9'3 (3.07m x 2.82m)  
Fitted with a range of oak handmade wall, drawer and base units with under unit lighting and complementary granite work surfaces and upstands.  
Inset stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher and a fridge/freezer.  
Feature exposed brick recess with Red Fyre range cooker.  
A door gives access to a built-in storage cupboard.  
Stone flag flooring with under floor heating, and downlighting.  
A timber framed double glazed door gives access onto the rear of the property.

On the First Floor

Landing

**Master Bedroom**  
18'2 x 9'3 (5.54m x 2.82m)  
A good sized double bedroom with two windows overlooking the front of the property, and having a range of fitted wardrobes with overhead storage.

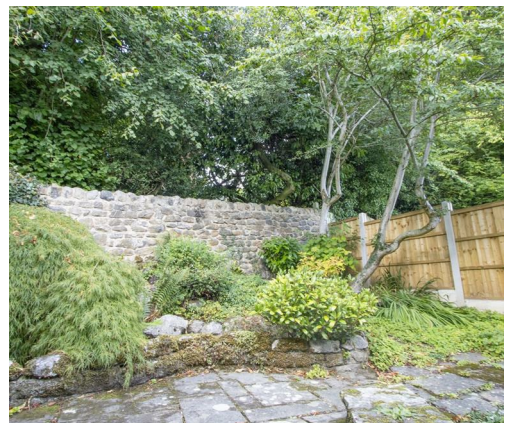
**Bedroom Two**  
10'8 x 10'1 (3.25m x 3.07m)  
A rear facing double bedroom having fitted wardrobes with overhead storage, and also housing the electric boiler and hot water cylinder.

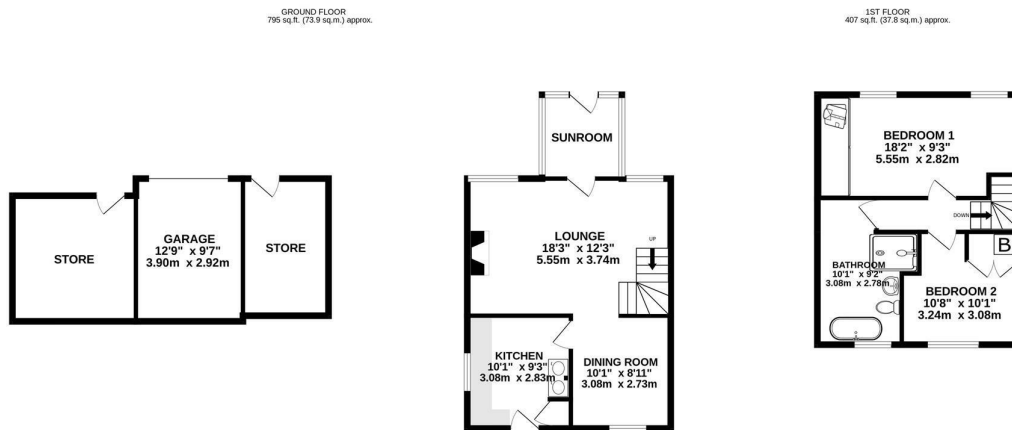
**Bathroom**  
10'1 x 9'2 (3.07m x 2.79m)  
Being part tiled and fitted with a 4-piece suite comprising of a roll top claw foot bath, walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.  
Tiled floor and downlighting.

**Outside**  
A shared driveway off Milken Lane takes you to a Stone Built Single Garage with Two Attached Stores.

At the top of the driveway you will find a gate which gives access to steps which lead up to a paved seating area and to the front entrance door.

To the rear of the property there is an enclosed garden comprising of a paved patio and an area of mature plants, trees and shrubs.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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## 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, log burning stove, shower unit, 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.

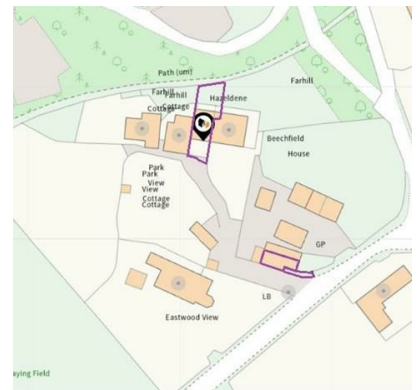
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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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