



2 Bed House - Semi-Detached

Kenlea Mugginton Lane End, Weston Underwood, Ashbourne DE6 4PP
Offers Around £285,000 Freehold



**Fletcher
& Company**

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- Charming Semi-Detached Cottage
- Countryside Views
- Lounge with Log Burner
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom & Dressing Room/Study
- Low Maintenance Garden
- Bike Store
- Feature Studio with Power & Lighting
- Block Paved Driveway for Two Cars

Kenlea - A charming two double bedroom semi-detached cottage with driveway for two vehicles, located close to Weston Underwood and Mugginton. No Chain.

The oil-fired central heating living accommodation consists of: lounge, breakfast kitchen, two double bedrooms, dressing room/study and bathroom.

Low maintenance manageable garden. Bike store with power and lighting.

Insulated studio with power and lighting.

A double width block paved driveway provides car standing spaces for two vehicles.

The cottage is situated approximately half a mile away from the attractive Cock Inn public house/restaurant. Handy bus stop to Derby and Ashbourne is located a few yards away from the cottage.

The Location

By Car: Derby 7 miles, Nottingham 21 miles, Birmingham 42 miles, Sheffield 45 miles

By Train: Derby Station - London St Pancras 85mins; Birmingham New Street 40mins (Derby station is circa 15 minutes journey by car)

The picturesque village of Weston Underwood is approximately 7 miles north of Derby City Centre and 7 miles from the famous market town of Ashbourne, known as the Gateway to the Peak District National Park with famous landmarks including Dovedale and Chatsworth House a short drive away. Carsington Water, a hub for water sports activity and cycling is approximately 20 minutes away. Kedleston Hall, a famous National Trust property is located in an adjoining village less than 2 miles away, where you will also find a renowned golf club which annually hosts the regional qualifiers for the British Open.

Weston Underwood boasts a fantastic, small independent farm shop and in the next village of Mugginton, a short walk away of under 15 minutes (1 mile), there is a very highly regarded primary school & a superb gastro pub, 'The Cock Inn' (Winner of the best Derbyshire pub 2022 by The National Bar and Pub Awards). Both are accessible by road and over field by foot. There are many other delightful local walks around Hopewell, all with beautiful stretching views, featuring brooks, historic trout farms and deer farms.

Kenleigh is situated in the catchment area for the nationally recognised secondary school; 'The Ecclesbourne School' in Duffield. Duffield is approximately 5 miles away and provides an excellent range of amenities including shops, a wine bar, pubs, medical centre and train station. Other well regarded schools in short distance include The Queen Elizabeth School, Ashbourne (QUEGS) and the private schools: Denstone College, Derby High School & Repton School.

Accommodation

Ground Floor

Entrance Hall

With double glazed entrance door.

Boiler Cupboard

Housing the Worcester boiler with pine latched door.

Lounge

11'5" x 11'4" (3.50 x 3.47)

With chimney breast with oak mantel incorporating log burning stove and tiled hearth, deep pine skirting boards, coving to ceiling, radiator, double glazed window and internal pine latched door.



Breakfast Kitchen

11'0" x 10'9" (3.36 x 3.29)

With Belfast style sink with period style mixer tap, wall and base cupboards, wood worktops, built-in four ring electric hob with extractor hood, built-in electric fan assisted oven, decorative beams to ceiling, radiator, exposed brick chimney breast with stone fireplace surround, double glazed window, plumbing for automatic washing machine and internal pine latched door.



Rear Hallway

With double glazed door, radiator, tiled flooring, staircase leading to first floor, decorative beams to ceiling and under-stairs storage cupboard.

Walk-In Pantry

With shelving, double glazed window and internal pine latched door.

Bathroom

6'5" x 5'6" (1.96 x 1.68)

With bath with electric shower, washbasin, low level WC, tiled splash-backs, radiator, double glazed window and internal pine latched door.



First Floor

Landing

With double glazed window and access to roof space.



Bedroom One

11'6" x 11'6" (3.52 x 3.51)

With radiator, countryside views, double glazed window and internal pine latched door.



Dressing Room/Study

9'5" x 5'6" (2.88 x 1.70)

With radiator, built-in storage cupboard, hot water cylinder, countryside views, double glazed window and internal pine latched door.



Bedroom Two

9'10" x 9'10" (3.01 x 3.01)

With radiator, countryside views, double glazed window and internal pine latched door.



Garden

Immediately in front of the cottage is a block paved garden with brick retaining wall, inset flowerbeds, stone edges, storm porch and concealed oil tank. A black painted hand gate gives access to the block paved driveway for two cars.

Rear Access/Garden Area

The double glazed rear access door leads to a grass garden area which in turn leads to the bike store and studio.

Bike Store

10'7" x 6'8" (3.23 x 2.04)

With power and lighting.

Studio

13'7" x 9'0" (4.16 x 2.75)

Insulated, power, lighting, double glazed window, double glazed French doors and countryside views.



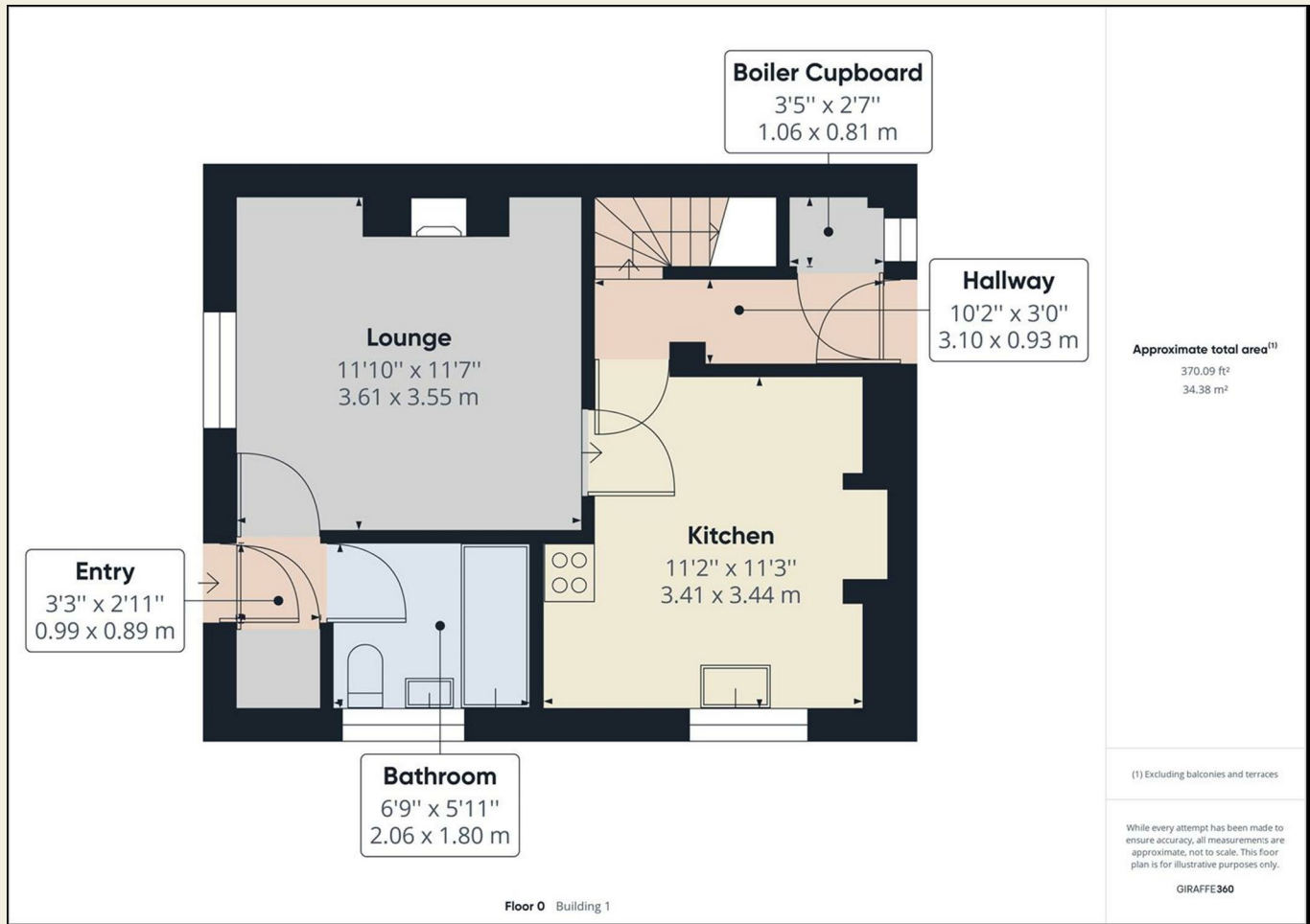
Driveway

A double width block paved driveway provides car standing spaces for two cars.

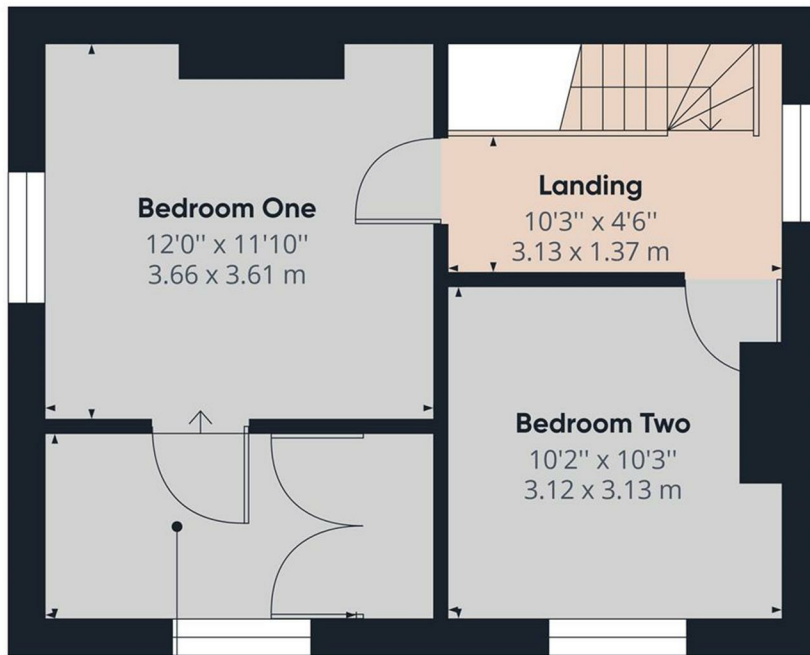


Council Tax - C

Amber Valley



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Dressing Room/Study
 9'9" x 6'0"
 2.99 x 1.83 m

Floor 1 Building 1

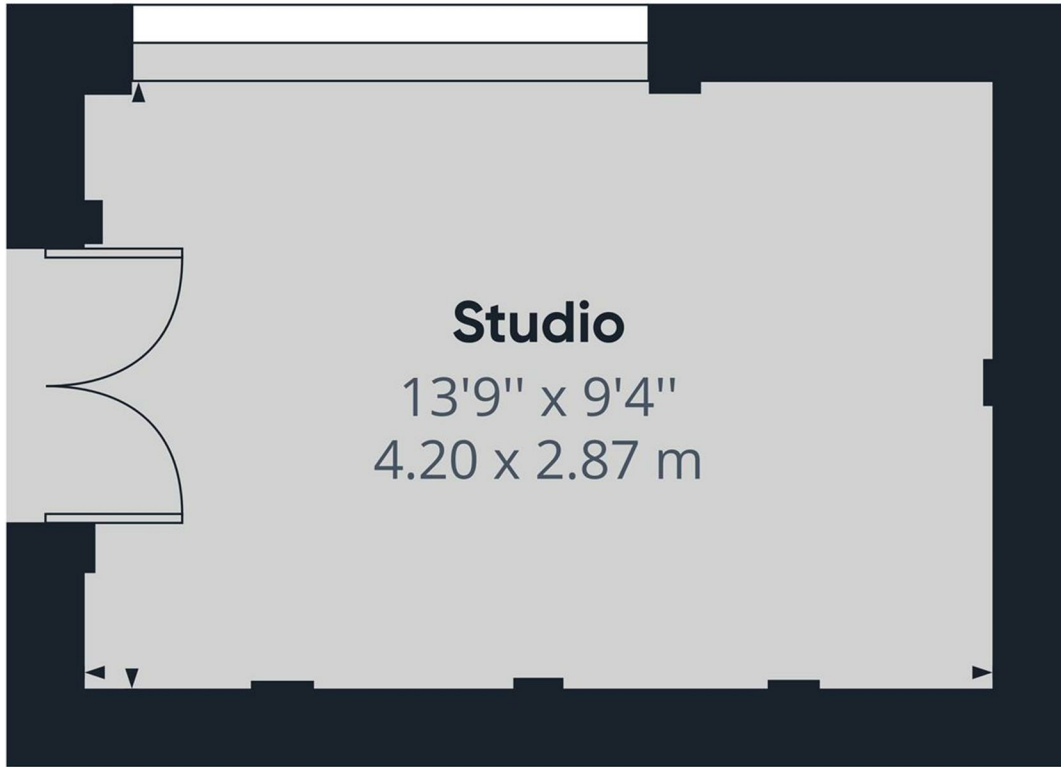
Approximate total area⁽¹⁾
 357.36 ft²
 33.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Studio
 13'9" x 9'4"
 4.20 x 2.87 m

Approximate total area⁽¹⁾
 130.90 ft²
 12.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Building 2

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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