



Sally Botham
ESTATES

3 THE BARLEY CLOSE
Butts Road, Ashover, S45 0AY
£650,000



An aerial photograph of a large, luxurious estate. In the foreground, a large, light-colored stone house with multiple windows and a chimney is visible on the left. To its right is a large, dark-roofed house with several dormer windows. The estate is surrounded by extensive, well-manicured gardens with various trees, shrubs, and a large, dark, conical tree. A gravel driveway leads to the houses. In the background, there are rolling green hills, fields, and a dense forest under a blue sky with scattered clouds.

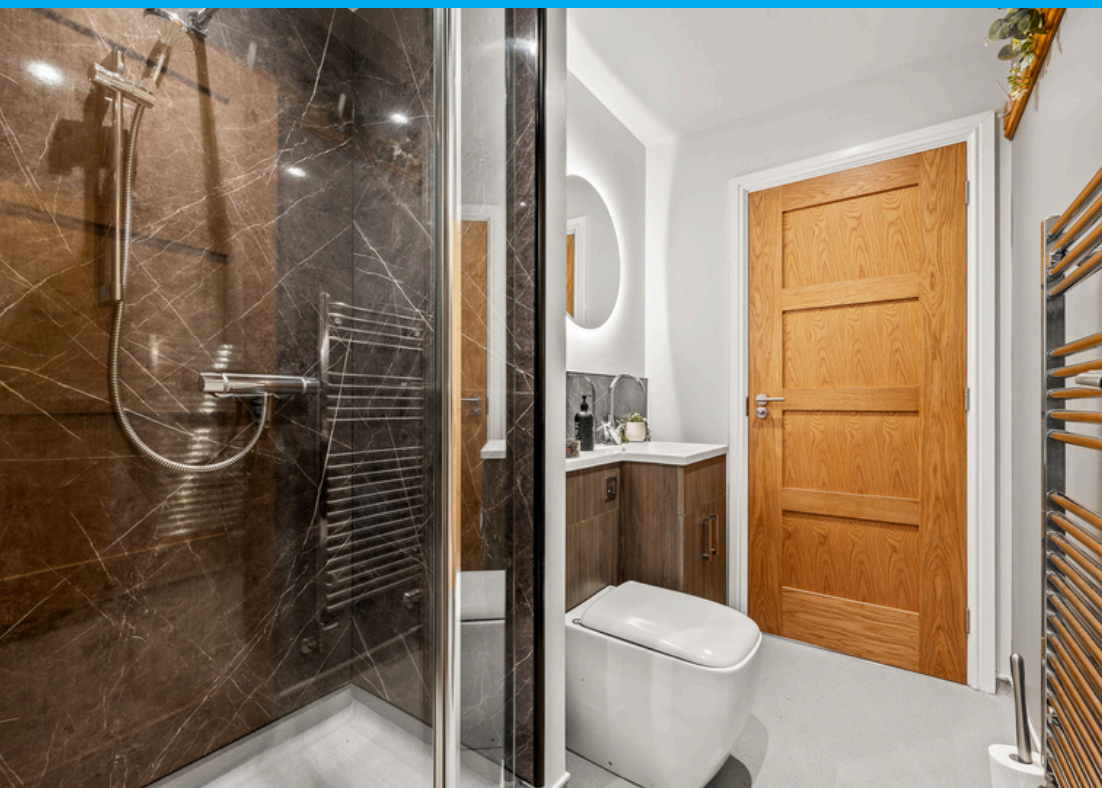
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A contemporary, detached, stone-built residence with a date stone of 2020, ideally located at the centre of the popular village of Ashover. Set in delightful gardens with accommodation offering: three double bedrooms, one of which is situated on the ground floor; en suite washroom; family shower room; ground floor Jack and Jill shower room/cloak room; delightfully spacious open-plan living dining kitchen, with utility room off.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles), and is within easy commuting distance of Sheffield, Nottingham, and Derby.

Entering the property via a UPVC glazed entrance door with sidelight panel, which opens to:

RECEPTION HALLWAY

Having Amtico-style tiles to the floor with individually-controlled under-floor heating. An elegant contemporary oak staircase with glass balustrade rises to the upper floor accommodation. There is a side-aspect window. An oak panelled door opens to:

LIVING DINING KITCHEN

A delightfully spacious open-plan room with a side-aspect UPVC triple-glazed picture window, enjoying views over the garden to the wooded hills that surround the village. A pair of triple-glazed patio doors open onto the gardens to the front of the property. The kitchen area of the room is fitted with a good range of units, with cupboards set beneath a slate-effect quartz worksurface with a matching up-stand. There are wall-mounted storage cupboards with under-cabinet lighting. A long island unit with cupboards and drawers creates a room divide. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap with boiling water facility. There is space connection for an electric cooker. The freestanding Beko cooker with double ovens and a four-ring induction hob is included in the sale. Over the cooker is an extractor canopy. Integral appliances include a 12-place-setting dishwasher, and built-in Bosch microwave. There is an American-style side-by-side larder fridge with freezer drawers. To the dining side of the island unit is architectural feature plinth lighting, and the kitchen is illuminated by downlight spotlights. To the dining area of the room is a contemporary over-table light fitting. The sitting area of the room has downlight spotlights and wall lights. There is a television aerial point and a Openreach Master Socket with broadband facility. The room has light wood-effect vinyl flooring with individually-controlled under-floor heating. A glazed door opens to:

UTILITY ROOM

Having a UPVC glazed entrance door opening to a large aluminium greenhouse, with doors giving access to the garden. The room has Amtico-style vinyl flooring with under-floor heating. There are a good range of units matching the kitchen, with cupboards set beneath a quartz worksurface with a matching up-stand. There are wall-mounted storage cupboards with under-cabinet lighting, and larder cupboards with slide-out baskets. Beneath the worksurface, there is space and connection for an automatic washing machine; the Bosch appliance currently installed is included in the sale. The room has coat hanging space and

downlight spotlights. A pair of oak doors open to an airing cupboard, housing the Viesmann gas-fired boiler, which provides hot water and central heating to the property. The cupboard houses the hot water cylinder, which is fitted with the immersion heaters. There are slatted linen storage shelves.

From the living dining room, an oak panelled door opens to:

GROUND FLOOR BEDROOM

A spacious double bedroom with side-aspect triple-glazed windows, over-bed reading lights, and wall lamp points. The room has wood-effect flooring, following through from the dining kitchen, with individually-controlled under-floor heating. An oak panelled door opens to:

GROUND FLOOR SHOWER ROOM/CLOAK ROOM

Having suite with: wet-room-style cubicle, having mixer shower; contemporary wash hand basin with storage cupboard beneath; and concealed-cistern dual-flush WC. There is a chrome-finished ladder-style towel radiator with thermostatic valve, coat hanging space, a contemporary oak panelled door opening back to the reception hallway.

From the reception hallway, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Open to the apex of the roof with a Velux rooflight and having front-aspect triple-glazed windows with views to the wooded hills, and an architectural circular feature window. There is ample space on the landing for a study area if required. From the landing, panelled doors open to:

BEDROOM ONE

Having a side-aspect UPVC triple-glazed dormer window, with views over the garden to the open countryside beyond. The room has a lofty ceiling, creating an airy space. There are wall and centre light points, over-bed reading lights, and a central heating radiator with thermostatic valve. A panelled door opens to:

EN SUITE WASH ROOM

With a side-aspect Velux rooflight window, and suite with: dual-flush close-coupled WC, and pedestal wash hand basin. There is linen storage space and a door opening into the eaves of the roof.

BEDROOM TWO

With side-aspect UPVC triple-glazed windows, having similar views to bedroom one. There is a circular architectural feature window, and an access hatch to a storage space with a retractable ladder. The room has over-bed reading lights, television aerial point, and central heating radiator with thermostatic valve.

FAMILY BATHROOM

With a side-aspect Velux window. Suite with: level-entry shower cubicle with mixer shower; built-in bathroom furniture housing his-and-hers semi-countertop wash hand basins; and dual-flush close-coupled WC. There are chrome-finished towel radiators and downlight spotlights.

OUTSIDE

The property is approached via a gravel driveway, providing ample off-road parking and turning space for several vehicles. To the front of the property is a large flagged patio with borders with apple and soft fruit trees. Beyond the flagged patio is a circular patio with raised beds, ideal for growing vegetables, beyond which there are deep borders well-stocked with a good variety of ornamental shrubs and trees, creating a delightfully private space. To the side and rear of the property is a good-sized area of lawn with a flagged seating area, taking advantage of the views to the wooded hills that surround the village. The property has outside lighting on PIR sensors, and outside power and water supplies.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

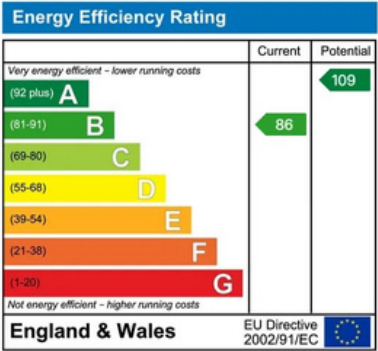
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘F’

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after descending Slack Hill, turn right after the Kelstedge Inn along the B6036 Ashover Road. Follow the road into the village. After passing the turn into Narrowways Lane, the drive to the property can be found on the left-hand side after approximately 300m.



Disclaimer

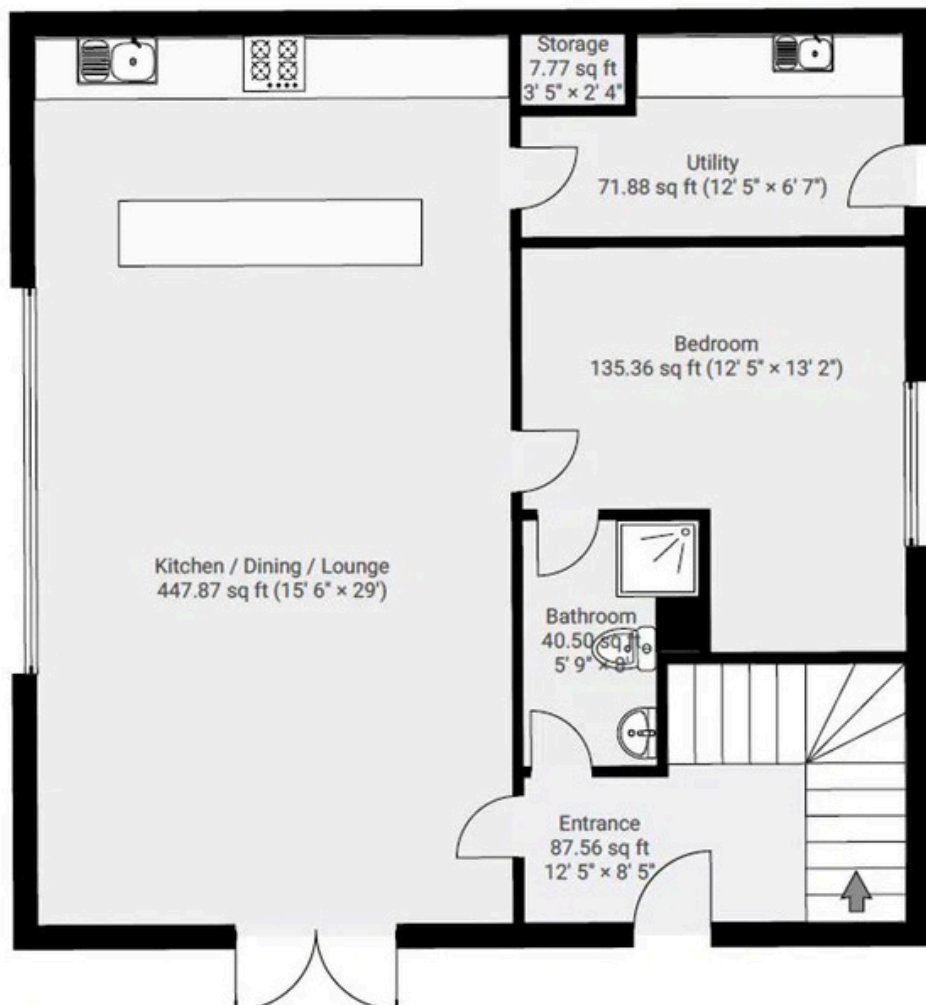
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



3, The Barley Close

▼ Ground Floor

TOTAL AREA: 790.57 sq ft • LIVING AREA:
790.57 sq ft



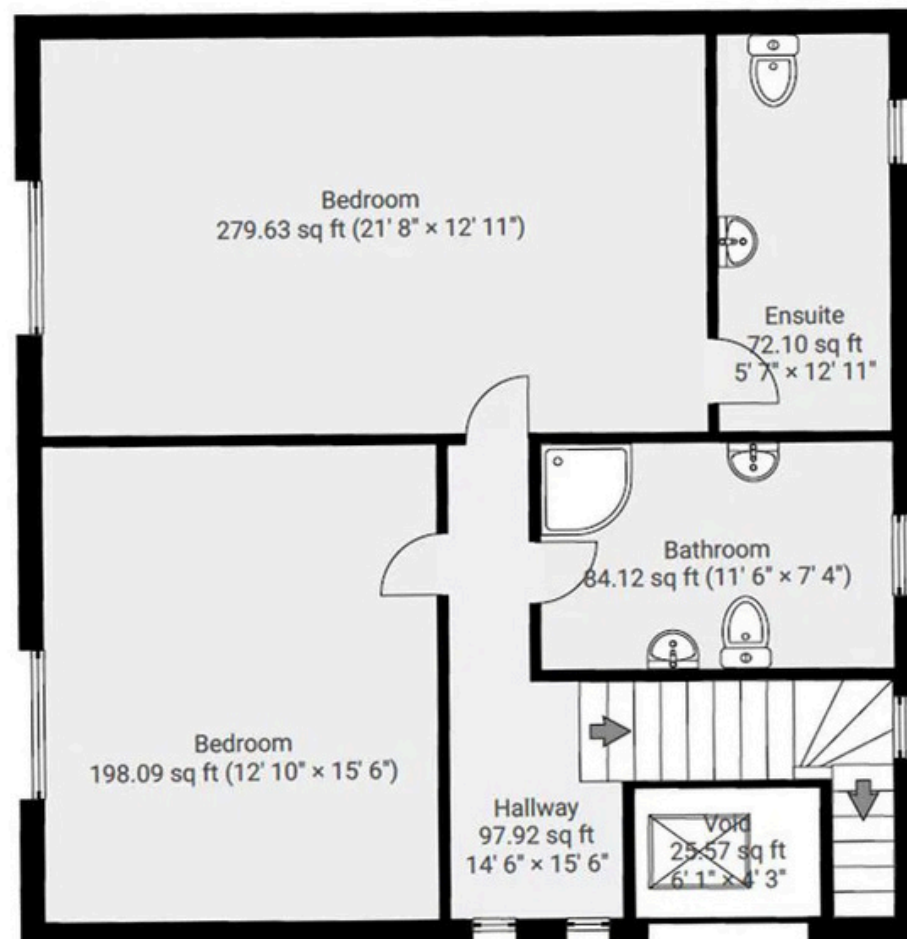
DETAILS

Total area: 1547.62 sq ft
Living area: 1522.08 sq ft
Floors: 2

This floorplan is provided without any warranty.
The actual size of dimensions may vary and this
floorplan is intended for illustrative purposes
only.

▼ 1st Floor

TOTAL AREA: 757.05 sq ft • LIVING AREA: 731.51 sq ft •



















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