



Narrow Lane, Ticknall



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OIRO £840,000



Key Features

- Four Bedroom Executive Family Home
- Quiet Location along a Country lane
- Modern Open Plan Living
- Garden Room + Snug Family Room
- Stylish Kitchen + Miele Appliances
- Master Bedroom + En-Suite + Walk-in Wardrobe
- EPC rating U
- Freehold





Welcome to this stunning family home located in the picturesque Ticknall village. This bespoke, individually built property is finished to a high standard, offering a modern and open plan living experience. Spread over three floors, this four double bedroom home is perfect for families.

The village of Ticknall is surrounded by stunning countryside, with the famous Calke Abbey just a short stroll away. The approximately 2,190Sqft living accommodation provides ample space for comfortable living. The ground floor features underfloor heating and oak internal doors, adding a touch of elegance.

The professionally landscaped garden offers a high degree of privacy, with a spacious paved patio for outdoor entertaining. The modern internal decoration and bespoke handcrafted furnishings create a stylish and inviting atmosphere throughout the home.

The property boasts four double bedrooms include a master suite with a dressing room and en-suite shower room, adding a touch of luxury to your daily routine. Bedrooms three and four are fitted with bespoke furnishings, maximizing storage space and the contemporary three-piece bathroom features a stunning freestanding bath tub.

On the second floor, there is a substantial guest bedroom suite running the full width of the property. This spacious room offers great living space and its own en-suite shower room.

The kitchen is a highlight of this home, with its stylish design features granite worktops, Miele fitted appliances and polished porcelain tiled flooring. A feature meet and greet entrance hall fitted with engineered oak flooring and an oak staircase with glazed balustrade infill. The modern open plan living area measuring over 23ft provides ample space for dining and entertaining family and friends, with spacious living which then opens into a beautiful oak framed garden room. To the front is a snug family room offering flexible living space and perfect for cozy nights in. A separate utility room adds convenience to your daily tasks and a ground floor cloakroom/W.C. completes the ground floor.

The property benefits from a tarmac driveway, off-road parking for three cars and a double detached garage. The professionally landscaped rear garden is a haven of tranquillity, with external lighting surrounding the garden for those warm summer evenings and also offers a high degree of privacy.

Located just a 20-minute commute to Derby City, this home offers the perfect balance of rural living with easy access to urban amenities. Repton Prep School is nearby, ensuring top-quality education for your children. Enjoy the nearby public houses, including Chequers Inn and The Staff Of Life. Don't miss out on the opportunity to view this exceptional property - contact our team today to secure your private viewing.





ACCOMMODATION

ENTRANCE HALLWAY 5.03 x 2.78

SNUG FAMILY ROOM 3.34 x 2.44

OPEN PLAN LIVING ACCOMMODATION

LIVING DINING AREA 7.26 x 4.13

GARDEN ROOM 3.92 x 3.28

STYLISH KITCHEN 4.52 x 3.72

UTILITY ROOM 3.75 x 1.50

CLOAKROOM/W.C. 1.88 x 1.84

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.26 x 3.76

DRESSING ROOM

EN-SUITE SHOWER ROOM 2.91 x 2.13

BEDROOM THREE 4.15 x 4.04



BEDROOM FOUR 3.65 x 3.22

FAMILY BATHROOM 2.87 x 2.33

SECOND FLOOR ACCOMMODATION

GUEST BEDROOM 8.66 x 3.46

EN-SUITE SHOWER ROOM 2.68 x 1.76

DETACHED DOUBLE GARAGE 5.36 x 5.21

COUNCIL TAX BAND:-

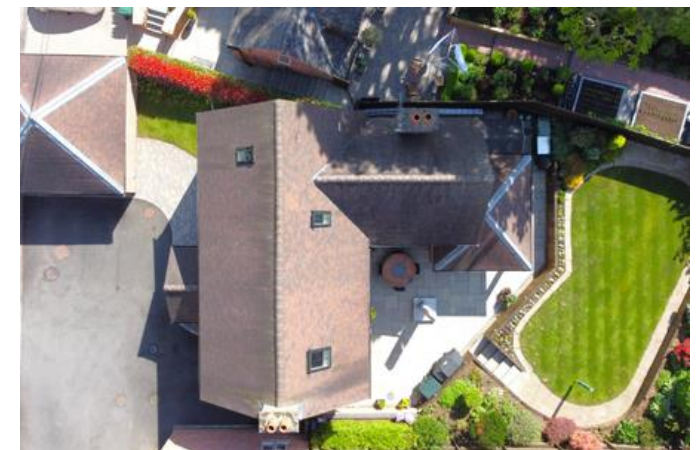
The property is believed to be in council tax band: F

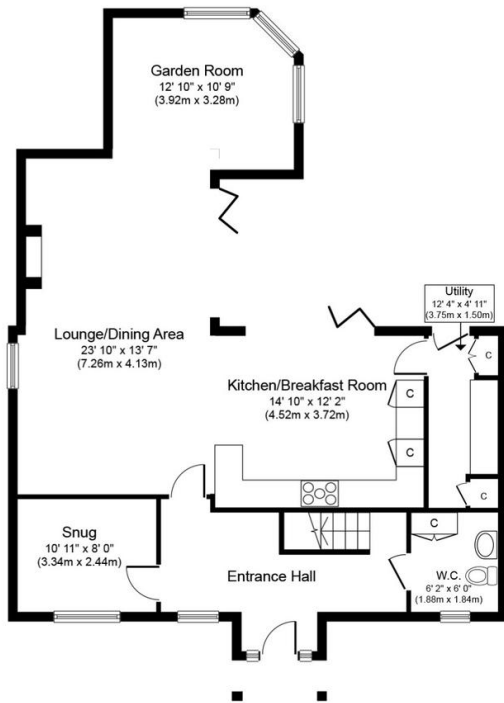
HOW TO GET THERE:-

Postcode for sat navs: DE73 7JR

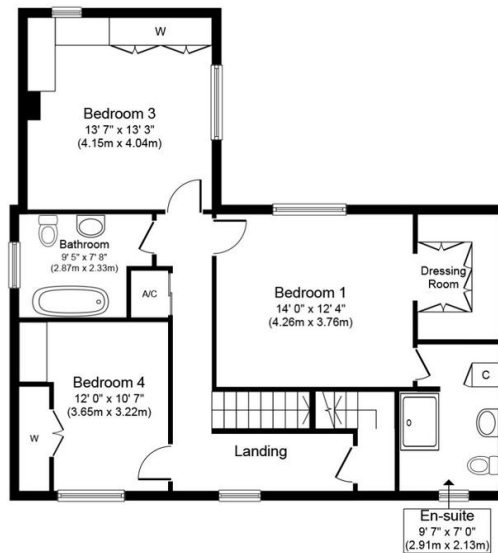
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





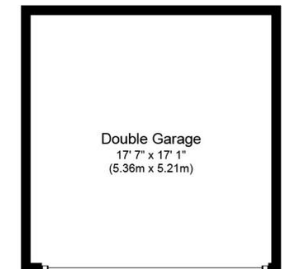
Ground Floor
Approximate Floor Area
991 sq. ft.
(92.1 sq. m.)



First Floor
Approximate Floor Area
851 sq. ft.
(79.1 sq. m.)



Second Floor
Approximate Floor Area
596 sq. ft.
(55.4 sq. m.)



Double Garage
Approximate Floor Area
301 sq. ft.
(27.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

