



Hayes Farm Court, Ticknall

 2  1  2

Freehold

£270,000



Key Features

- Exclusive Mews Development
- Two Bedroom Townhouse
- Good Size Lounge + Garden Room
- Dining Kitchen
- Well Appointed Throughout
- Two Bedrooms + Fitted Storage
- EPC rating D





Welcome to this charming two bedroom townhouse in the sought after Ticknall central village location. Situated in a secure gated complex with a stunning landscaped courtyard, this property is just a short stroll away from the picturesque Calke Abbey estate.

This charming two bed roomed barn conversion is situated in an attractive and private courtyard development a short walk from Calke Abbey Park, Robin Wood and two local reservoirs. The property is well appointed throughout, having double glazing, gas central heating and many attractive traditional features. The main living space is not overlooked and has French doors leading out to a charming and secluded garden room.

The property also boasts a three piece bathroom, comprising a panelled bath, pedestal hand wash basin, and W.C., as well as solid pine timber internal doors.

The kitchen is a true highlight, with its fitted kitchen diner, beamed ceilings, and dual aspect windows offering picture perfect garden views. The space is well-equipped with integrated appliances, including a slimline dishwasher, double oven and grill with a four ring gas hob. There is also ample storage space provided by the fitted cabinets and shelving. The garden room is perfect for those summer days, offering a tranquil space to admire the colourful garden.

Outside, you'll find a south westerly facing walled garden with raised brick built flowered borders, a paved patio area and decorative gravelled edges. The property also includes a garden shed, single garage and off-road parking. This exclusive development is complemented by landscaped gardens, and there is lighting to the front and rear as well as an external tap.

The location is ideal, with a 20 minute commute into Derby City and nearby pubs such as the Chequers Inn and The Staff Of Life. Nature enthusiasts will appreciate the nearby natural features, including Robin Wood, Stanton's Wood, and Gorsey Covert. And of course, the close proximity to Calke Abbey allows for leisurely walks in the beautiful grounds.

Don't miss out on this fantastic opportunity to own a home in this highly desirable location. Get in touch with our team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY
1.15x0.88

SITTING ROOM
4.42x3.86

GARDEN ROOM
2.40x2.32

KITCHEN DINER
3.85x3.25

LANDING
3.90x2.08 max

BEDROOM ONE
3.89x3.36

BEDROOM TWO
2.39x2.02

THREE PIECE BATHROOM
3.15x1.78

MAINTENANCE FEE

There is a maintenance fee of £150.000 payable every 6 months.

HOW TO GET THERE

Postcode for sat navs: DE73 7JE

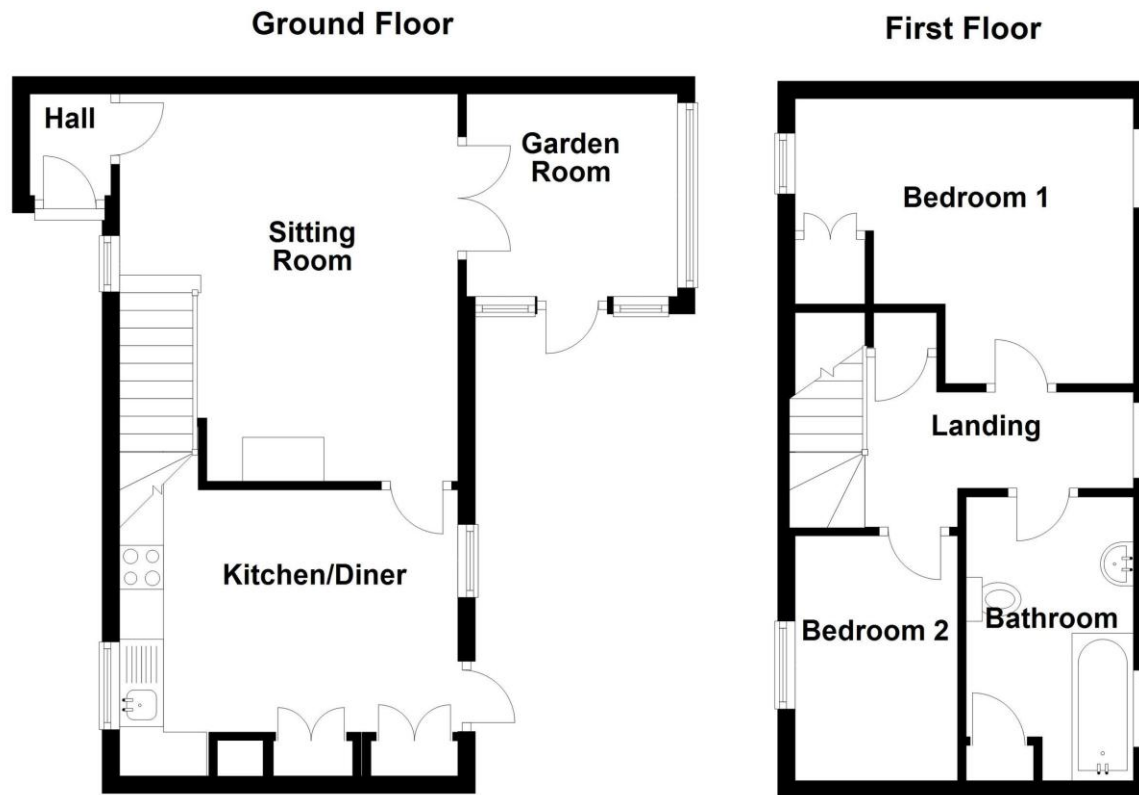
COUNCIL TAX BAND

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

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.

Floorplan



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