



Harpur Avenue, Ticknall



3



1



2

£399,950



Key Features

- Extended Three-Bedroom Detached Bungalow
- In a Serene Ticknall Cul-De-Sac with views over Calke Abbey Estate
- Spacious Lounge with Far Reaching Rural Views
- Separate Dining Room
- Modern Shaker Style Breakfast Kitchen
- Three Generous Bedrooms
- EPC rating D
- Freehold | No Upward Chain





Discover a rare opportunity to own a piece of tranquillity at Harpur Avenue, Ticknall. Nestled in a quiet cul-de-sac, this extended three-bedroom detached bungalow offers captivating views over the historic Calke Abbey Estate. As you enter, be welcomed by a spacious lounge boasting an exposed brick fireplace and sliding doors leading to a sunlit, southerly garden—a perfect retreat for morning coffee or evening gatherings.

The home features a versatile dining area that could transform into a fourth bedroom, accompanied by a modern kitchen complete with shaker-style cabinets and a stone-effect worktop. Flexible living continues with three double bedrooms, the master offering enchanting views from French doors.

Outside, enjoy beautifully manicured gardens front and back. The rear garden is a southerly haven, featuring a raised lawn and paved patio, ideal for relaxation and entertaining. With a private driveway, single garage, and no upward chain, this property is a golden opportunity to experience countryside charm in the heart of Ticknall. Don't let it slip away—schedule your viewing today.

Ticknall is a charming and picturesque village located in Derbyshire, nestled within the heart of the National Forest. Known for its idyllic rural setting, Ticknall offers a quintessential English village experience with its traditional stone cottages, historic architecture, and friendly community feel. As a resident, you'll enjoy a tranquil lifestyle surrounded by scenic countryside walks and lush greenery. The village is home to a few local amenities, including a cosy pub and a village shop, offering conveniences within a short distance without sacrificing its peaceful ambience.

One of the standout features of living in Ticknall is its proximity to Calke Abbey Estates, a National Trust property renowned for its stunning parklands and nature reserves. As a resident at Harpur Avenue, you'll have the privilege of enjoying expansive, unobstructed views over these grounds right from your garden. The estate offers beautiful walks, historic buildings, and abundant wildlife, making it a perfect spot for leisurely outings and weekend adventures with family and friends.

Ticknall also benefits from excellent connectivity and transport links. Despite its rural charm, the village is conveniently located near major road networks, providing easy access to nearby towns and cities. Derby, with its wide array of shopping facilities, dining options, and cultural attractions, is only a short drive away. Additionally, the village's location within the National Forest means you are ideally placed for exploring the broader region's outdoor recreational opportunities.

Education options in the area are of high quality, with a selection of reputable schools within a short commute. The community values education and offers a friendly environment for families with children. Coupled with a serene, safe neighbourhood, Ticknall is an ideal place to put down roots for those seeking both quality living and community engagement.

In summary Harpur Avenue offers not just a home, but a lifestyle enriched by nature, history, and a close-knit community. This detached bungalow with its exceptional views and convenient amenities encapsulates the best of village living, offering a rare opportunity in the sought-after area of Ticknall.

ACCOMMODATION

ENTRANCE HALLWAY 4.23m x 0.83m (13'11" x 2'8")

LOUNGE 5.14m x 3.32m (16'11" x 10'11")

SEPARATE DINING ROOM 3.01m x 2.71m (9'11" x 8'11")

BREAKFAST KITCHEN 3.14m x 2.71m (10'4" x 8'11")

BEDROOM ONE 3.58m x 2.73m (11'8" x 9'0")

BEDROOM TWO 3.3m x 2.89m (10'10" x 9'6")

BEDROOM THREE 3.84m x 2.21m (12'7" x 7'4")

WET ROOM 2.51m x 2.27m (8'2" x 7'5")

SINGLE GARAGE 5.17m x 2.59m (17'0" x 8'6")

COUNCIL TAX BAND:-

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

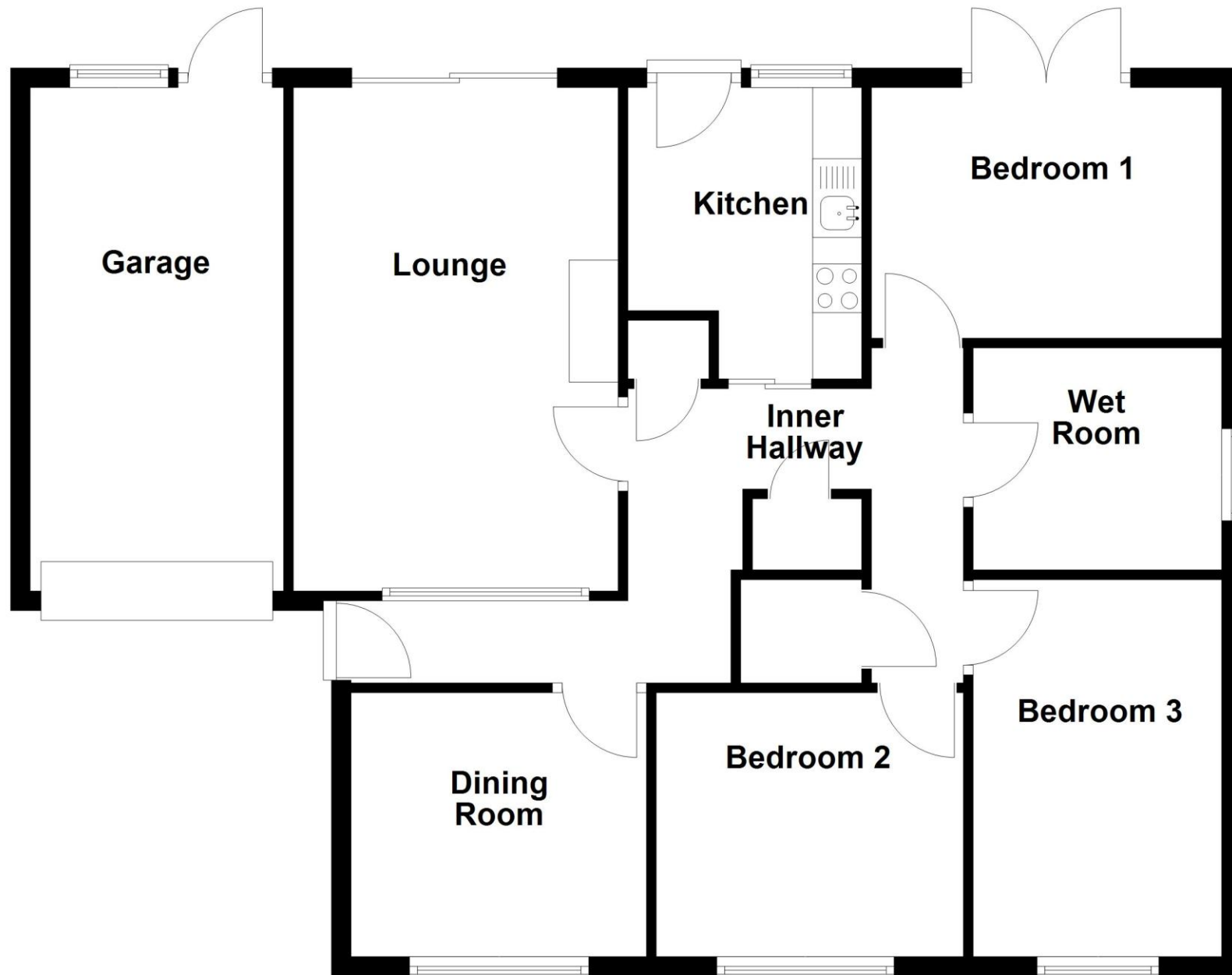
HOW TO GET THERE:-

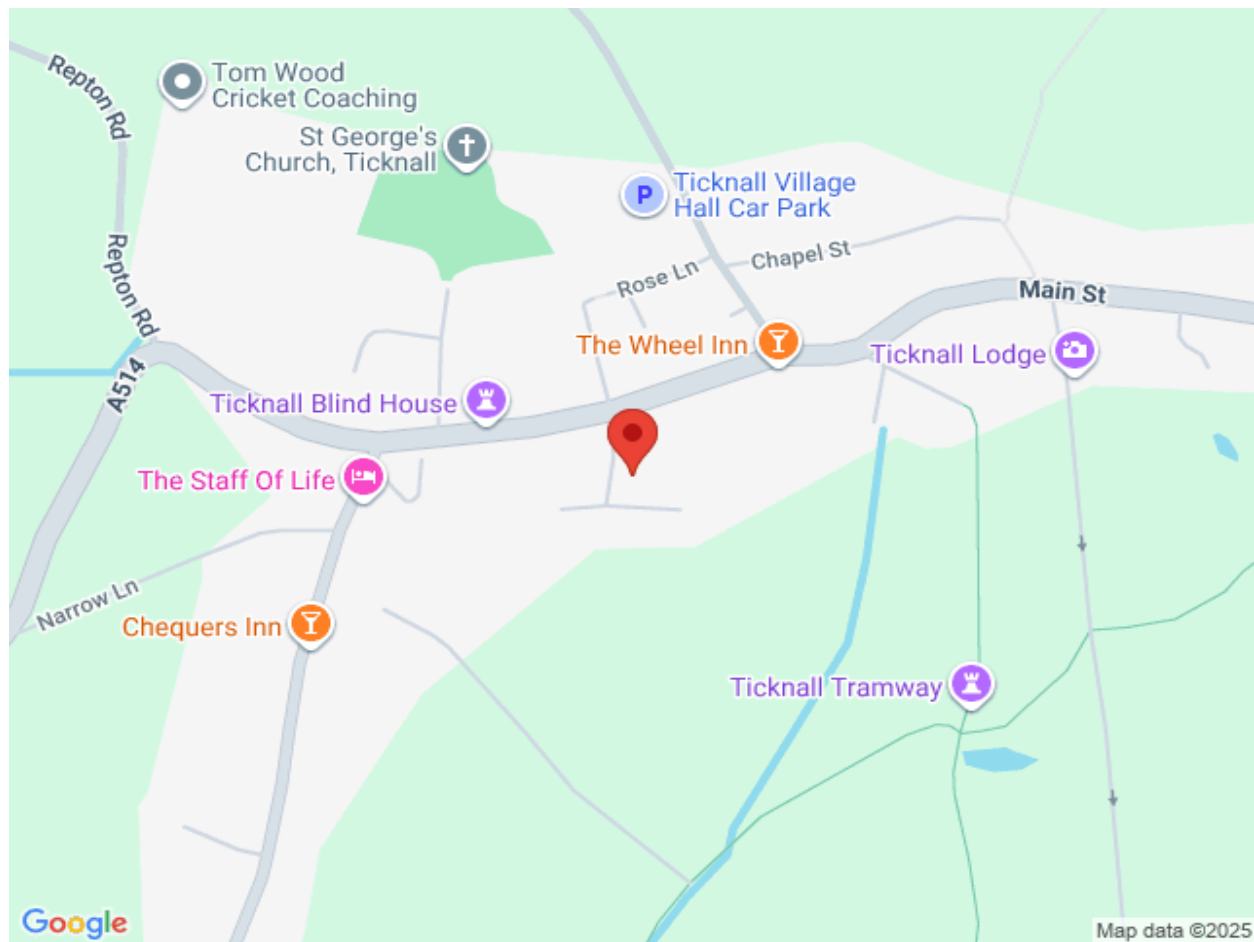
Postcode for sat navs: DE73 7JS

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		