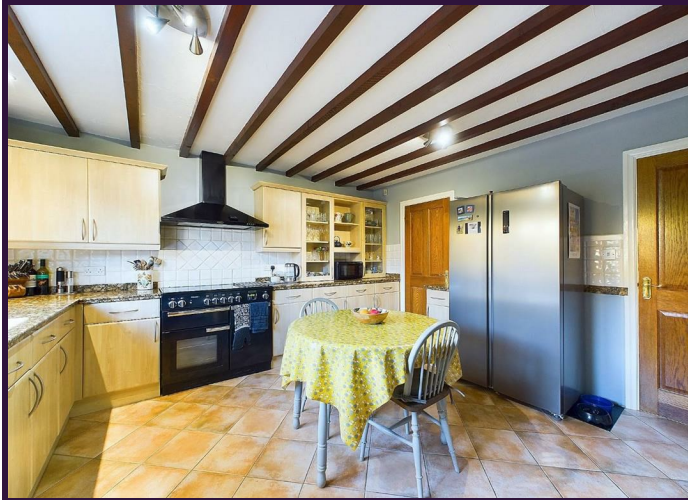




GRANT'S
OF DERBYSHIRE

6 Wash Hills Close, Brassington, Matlock DE4 4HR
Offers Around £650,000

Occupying an enviable position at the head of a quiet cul-de-sac on the edge of the popular village of Brassington is this stone-built four bedroomed detached home. Well presented throughout, the accommodation itself briefly comprises fitted kitchen, sitting room with wood burning stove, spacious conservatory, dining room, guest cloakroom, four bedrooms, two en-suite shower rooms and a family bathroom. To the front is a block paved driveway offering off-road parking for two vehicles and leading to the double garage. To the rear is fully enclosed and most pleasant south facing garden beyond which is a paddock of approximately 0.18 acres. The property benefits from double glazing, oil fired central heating and also has solar panels which generate a monthly income - currently 71.85p/kWh (approx £2,500pa). Excellent far reaching views can be enjoyed from both the front and rear. VT available. Viewing Highly Recommended.



Location

Located on the edge of the beautiful Peak District, Britain's oldest national park, Brassington is just off the High Peak Trail, two miles north of Carsington Water with its noted leisure facilities and six miles north of the market town of Ashbourne which is known as 'The Gateway to Dovedale'. The village itself has an excellent pre-school and primary school, two historic public houses and is surrounded by breathtaking countryside. There is a thriving community in Brassington with a variety of events happening throughout the year. A wider range of facilities can be found just four miles away in the historic market town of Wirksworth. Other principal centres include the Derby which is 14 miles to the south, Sheffield 20 miles to the north and Nottingham approximately 24 miles away.

Ground Floor

To the front of the property, beneath the storm porch, is the main entrance door with glazed panel opening into the

Entrance Hall

A most welcoming space. This L-shaped hallway has oak flooring and exposed beams to the ceiling. The staircase leads up to the first floor and, as well as the doors opening to all rooms on the ground floor, an additional door opens to a useful understairs storage cupboard, perfect for the hanging of coats etc.

Sitting Room 17'9" x 13'1" (5.43m x 4.01m)

This is a good sized sitting room and being dual aspect it is light and bright. The stone fireplace provides a pleasant focal point and this houses a logburning stove upon a raised tiled hearth. The room is lit by wall lights and the ceiling timbers have been painted which enhances the airy feel. The window to the front looks out onto the cul-de-sac and up towards the village and double multi-paned doors to the rear open into the

Conservatory 15'1" x 11'9" (4.61m x 3.60m)

A fantastic addition to the home. This spacious conservatory provides the perfect spot in which to sit and enjoy the peace and quiet and the outlook over the rear garden towards the paddock and the open fields beyond. Of hardwood construction, there are wall lights, fitted blinds and slate tiles to the floor with the benefit of under floor heating. There is a connecting door to the hallway, double doors to the dining room and a further pair of double doors opening to the exterior.

Kitchen 13'8" x 13'0" x (4.18m x 3.98m x)

Having ceramic tiled flooring, this kitchen is fitted with an extensive range of matching wall and base units with granite work surfaces and tiled splashbacks. The inset one and a half bowl sink with swan neck mixer tap is ideally located beneath the window to the front aspect looking out over the foregarden towards the hillsides beyond the village. There is an integrated

dishwasher and currently in situ is a Rangemaster electric range cooker with extractor hood over. There is ample space within the room for a large freestanding fridge freezer. To the rear of the room is a door to the

Utility Space 4'10" x 3'8" (1.49m x 1.12m)

With a window to the side aspect, this area is fitted with shelving and has space and plumbing for a washing machine.

Dining Room 14'4" x 12'2" (4.38m x 3.73m)

With a continuation of the oak flooring from the hallway, this is another good sized and airy reception room with a window to the rear and doors to both the hallway and the conservatory. The room is lit by wall lights and there are two substantial ceiling timbers.

Guest Cloakroom 4'7" x 3'9" (1.40m x 1.16m)

Fitted with a dual flush WC and a wall hung wash hand basin with mono bloc tap and tiled splashback.

First Floor

The staircase leading up from the entrance hallway reaches the

Landing

This galleried landing has a window to the rear aspect and doors opening to the the four bedrooms and the family bathroom. A built-in overstairs cupboard provides useful storage and houses the hot water cylinder and there is also access to the extensive and part boarded attic space via a hatch with pull down ladder.

Bedroom One 14'4" x 12'1" (4.39m x 3.69m)

A large double bedroom lit by inset spotlight and having windows to the side and rear aspects, both enjoying fabulous and far reaching open countryside views.

En-suite 9'10" x 5'4" (3.01m x 1.65m)

This very generously sized part-tiled room is fitted with a four piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, bidet and a corner shower cubicle with mains power shower. There are inset spotlights to the ceiling as well as a skylight.

Bedroom Two 13'8" x 8'11" (4.19m x 2.72m)

The second double bedroom is also to the rear of the home thus enjoying a similar excellent outlook as from the main bedroom.

En-suite 7'10" x 4'11" (2.40m x 1.51m)

This fully tiled en-suite has a window to the side aspect and is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a shower cubicle with Triton electric shower

Bedroom Three 11'2" x 10'0" (3.41m x 3.06m)

This double bedroom has a window to the front providing a very pleasant outlook up towards the centre of the village. A number of built-in wardrobes fronted by sliding doors offer a good amount of hanging and storage space.

Bedroom Four 8'6" x 8'5" (2.61m x 2.57m)

Currently used as a home office, the window to the front allows a particularly pleasant and extensive view over the rooftops towards the surrounding hillsides.

Family Bathroom 7'7" x 5'6" (2.33m x 1.69m)

A fully tiled bathroom with a three piece suite in white comprising panelled bath, pedestal wash hand basin and a low flush WC. There is an obscured glass window to the front aspect.

Outside

To the front of the home is a block paved driveway providing off road parking for two vehicles and leading to the garage. Adjacent to this is a flagged pathway to the front entrance door and a gravelled area fronted by a low stone wall. There are hot and cold water taps as well as an electric plug in point. To the rear is a delightful enclosed south facing garden which benefits from a good degree of privacy. It is laid mainly to lawn and features a small natural stream running through. The garden incorporates a number of seating areas to enjoy the sun whatever the time of day and there are plenty of shrubs, trees and well stocked borders.

Garage 17'7" x 15'7" (5.37m x 4.77m)

This attached double garage, with power, light and an inspection pit, has a pedestrian access door to the rear and from the driveway to the front is access via an automatic roller shutter door. There is boarding to the roof space providing useful additional storage. The garage also houses the free standing oil fired boiler which services the hot water and central heating system.

Paddock

From the rear garden is a turfed paddock extending to approximately 0.184 acres and backing onto open fields.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3115 per annum.

Directional Notes

From the centre of Brassington, proceed south along Town Street towards the primary school, and take the first right after the school onto Greenway. Turn left onto Greenview and left again onto Wash Hills Close. The property is located straight ahead towards the end of the cul-de-sac.









Floor 0



Floor 1

Approximate total area⁽¹⁾
177.93 m²
1915.24 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

