



Rose Lane Mews  
Ticknall Derby



# Rose Lane Mews Ticknall Derby DE73 7JW

for sale  
£360,000



## Property Description

A fantastically spacious and versatile three bedroom barn conversion mews, enjoying a modern and well-appointed home with desirable living features including vaulted ceilings, 1st floor balcony and en-suite to a downstairs master bedroom. Occupying a sought-after and favoured location within the highly popular village of Ticknall, tucked away within the heart of the village. This stylish three-bedroom semi-detached mews style property offers gas central heating, double glazing and well-appointed accommodation throughout and is offered for sale with vacant possession. The property comprises entrance hall, ground floor utility room, well-appointed fitted kitchen with integrated appliances, dining room and adjacent snug with feature fireplace and principal bedroom with luxury en-suite shower. To the first floor is a galleried lounge with exposed ceiling truss and door, giving access to the balcony, two further bedroom - one with fully fitted wardrobes, and a family bathroom. Outside, to the front of the property is a formal garden with lawns, borders, and a shared carport with storage space above. Ticknall is an attractive village with ease of access to delightful facilities including fashionable bars and restaurants, the popular and famous Calke Abbey National Park, Staunton Harold Reservoir, the cosmopolitan facilities available in Melbourne, which is a short distance away and swift access to the motorway networks of the M1, M42 and East Midlands International Airport.

## Entrance Hall

Having tiled flooring, with stairs to the first floor and doors opening into the ground floor bedroom, kitchen and utility room.

## Utility Room

8' 2" x 6' 5" ( 2.49m x 1.96m )

The boiler, which services the central heating system and provides domestic hot water is housed here. Worktop is inset with a sink unit with mixer tap over, a base cupboard under, laminate flooring, a tall food/broom cupboard, a double radiator and plumbing for an automatic washing machine.

## Kitchen

14' 9" x 7' 9" ( 4.50m x 2.36m )

Fitted with a range of base and drawer units with work surfaces over, inset with a sink and side drainer, tile surround, complementary wall mounted cupboards, integrated dishwasher, fridge freezer, five ring gas hob with extractor hood over, built-in double oven and grill in matching housing unit (all Neff appliances), further wall mounted cupboards with roller shutter sliding doors for appliances, decorative spotlighting and radiator. Leading to:-

## Snug

15' x 8' 8" ( 4.57m x 2.64m )

Offering a charming space for entertaining, a brick fire surround, a window to the side aspect, and a radiator.

## Dining Room

15' 2" x 7' 8" ( 4.62m x 2.34m )

Having a window to the rear aspect, beams to ceiling and ceiling light point.

## Bedroom One

11' 4" x 11' 4" ( 3.45m x 3.45m )

With a window looking out to the front aspect, a radiator and built in wardrobes. A door leads through to the ensuite.

## Spacious Ensuite Shower Room

Having underfloor heating, heated chrome towel rail, w.c., and wash hand basin. A step rises to a corner shower cubicle with tile surrounds, a glazed side screen, decorative spotlighting, an extractor fan and built-in storage cupboards.

## First Floor

### Galleried Lounge

14' 9" x 14' 7" ( 4.50m x 4.45m )

A lovely light space with stripped flooring, a double radiator, and access to a balcony is ideal for Alfresco dining and enjoying fine views over Ticknall. There is a beamed ceiling, wall light points, a window to the front aspect, Velux style roof light and an airing cupboard housing the domestic hot water and central heating tank.

## Bedroom Three

15' x 14' 7" ( 4.57m x 4.45m )

With wooden stripped flooring, and a range of built in wardrobes, radiator and beamed ceiling.

## Inner Lobby

With doors leading off to Bedroom Two and bathroom

## Bedroom Two

11' 1" x 10' 8" ( 3.38m x 3.25m )

Having a window to the front aspect, radiator and ceiling light point

## Family Bathroom

A spacious well, well-appointed room with a Four-piece suite comprising a wc, corner shower with glazed screen, panel bath with shower over, wash hand basin, tiled surrounds, tile flooring, decorative spotlights, heated chrome towel rail and loft access point.

## Outside

Outside, is a formal garden laid mainly to lawn with well stocked flowering and herbaceous borders.

## Shared Carport

With parking for one vehicle and attic storage above.













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Tenure:Freehold

EPC Rating: C

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Property Ref: MEL205121 - 0016