



Hayes Farm Court
Ticknall Derby

Hayes Farm Court Ticknall Derby DE73 7JE

for sale
£305,000



Property Description

A beautifully refurbished two-bedroom mews property in stunning courtyard development with gas fired central heating system, double glazing and garage to the rear. The property has well-presented accommodation briefly comprising: - Entrance hall, lounge, re-fitted breakfast kitchen. To the first floor are two double bedrooms and re-fitted shower room. Outside the property is set in a quiet courtyard with open green to the front and garage in separate block to the side. Having a delightful private walled garden to the rear beautifully landscaped and covered storm porch to the front.

Ticknall village once formed part of the Harper Crewe Estate and is best known for Calke Abbey, the second largest stately home in Derbyshire and once home to the Harper Crewe family. Within the village there is a general store, three public houses, a primary school (with restricted class sizes), Church, village hall and a very active cricket club. A wider range of facilities can be found in the nearby market towns of Melbourne and Ashby de la Zouch. Ticknall allows easy access to major conurbations and transport routes including the A38, A50 and A42, allowing access to the major Midlands towns and cities, including Derby, Nottingham and Birmingham. A local bus services provides access through the area. The local area offers great opportunities for walking, cycling and horse riding and with sailing and fishing on Foremark and Staunton Harold reservoirs.

Lounge

15' 10" x 12' 9" (4.83m x 3.89m)

Accessed via front composite entrance door with inset double glazed panel leading to spacious lounge and having UPVC double glazed sliding patio doors to the rear giving access to the rear garden, stairs off to the first floor, useful understairs recess, ceramic tiled flooring, two vertical contemporary style panel radiators, glazed panel giving additional light from the kitchen and latch door giving access to:-

Dining Kitchen

14' 11" x 10' 4" (4.55m x 3.15m)

Re-fitted with a range of high gloss matching base and wall units with oak block work surfaces over, range of integrated appliances comprising of dishwasher, slim line wine fridge, washing machine, under unit fridge, under unit freezer, eye level hot point oven, combi microwave and induction hob with hot point extractor hood over and glazed splashback, inset one and quarter bowl sink unit with drainer and swan neck mixer tap over, double glazed window to the front elevation overlooking the garden to the front, further glazed door to the rear giving access to the rear garden and ceramic tiled flooring. the dining area has a vertical contemporary style radiator, inset spot lights to the ceiling and cupboard housing the ideal combination boiler providing the property with hot water and central heating.



First Floor Landing

Having an open spindle balustrade and loft access.

Bedroom One

18' 4" x 8' 2" (5.59m x 2.49m)

Having a vertical panelled radiator and two double glazed windows to the front elevation.

Bedroom Two

12' 9" x 8' 1" (3.89m x 2.46m)

Having double glazed windows to the front and rear elevations and vertical contemporary panelled radiator.

Shower Room

Being re-fitted with modern white suite comprising of double width glazed shower with mains rain head shower and separate shower attachment, fully tiled to the cubicle with feature panel tiling, wash hand basin and W.C fitted to vanity unit with storage drawers beneath, concealed plumbing and chrome mixer over, double glazed opaque window to the front elevation, partly ceramic tiled walls, laminate flooring, wall mounted heated towel rail and inset spot lights to the ceiling.

Outside

To the rear is a beautifully presented enclosed cottage garden and being low maintenance with a decked patio, raised borders inset with shrubs, stone edge border inset with additional shrubs, brick wall boundary, gravelled areas for ease of maintenance, outside lighting, outside power sockets, outside tap and is particularly private with tree screening beyond the boundary.

Garage

The property has a single garage in block of garages to the side. (see photos).









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: Awaited

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