



Hayes Farm Court
Ticknall Derby



Property Description

A substantial three/four bedroom detached family home in idyllic location with garage and carport and private enclosed garden to rear. The property was built as a four bedroom home but was re-configured and could easily be converted back subject to buyers' requirements. Having a gas fired central heating system and double glazing (where specified) the accommodation has been re-decorated throughout and briefly comprises, to the ground floor:- entrance hall area opening to dining room, fitted kitchen, cloaks/w.c and lounge. To the first floor are three well-proportioned bedrooms, study/dressing room and a large bathroom. There are several options to knock the study through to the end of the bathroom or create an ensuite and dressing room to the master bedroom subject to buyers' requirements. The family bathroom is currently double length but could easily be re configured with the study to create a good sized fourth bedroom. Outside the property has a communal courtyard garden to the front, garage and carport together with a private enclosed rear garden.

Entrance

Wide double timber panelled entrance doors into:-

Entrance Hall Area

With single glazed panel to the front elevation, open spindle staircase off to the first floor. The hallway area opens up into the dining room and could be separated off should buyers require.

Dining Room

11' 8" minimum plus door recess x 12' 2" minimum plus the open stairs (3.56m minimum plus door recess x 3.71m minimum plus the open stairs)

Having a double glazed panel to the side elevation, double glazed window to the front elevation, two wall light points, door to useful understairs store with shelving, two central heating radiators, panelled door off to:-

Cloaks/Wc

Having a two piece modern white suite, low level WC, wash hand basin, ceramic tiled splashback, carpeted flooring, central heating radiator, double glazed opaque window to the rear elevation, panelled door to:-

Kitchen

11' 4" x 8' 5" (3.45m x 2.57m)

Having a range of matching base and wall units with laminate work surfaces over, single drainer one and quarter bowl acrylic sink unit with a brushed chrome mixer tap over, eye level Bosch electric fan assisted oven, four burner gas hob, extractor hood, concealed under unit lighting with complementary splashback tiling, double glazed window to the side elevation, vinyl flooring, integrated fridge freezer, freestanding Bosch dishwasher to be included in the selling price, plumbing and space for an automatic washing machine.

Lounge

20' 8" x 12' 9" (6.30m x 3.89m)

A well proportioned room with a feature brick fireplace with quarry tiled hearth and shelf incorporating the coal effect gas fire, double glazed French door to the rear with matching attached side panels, giving aspect and access to the rear garden, further double glazed window to the front, two central heating radiators.

Landing

Having loft access to a fully insulated loft area with light, panelled door off the landing to:-

Walk In Dressing Room/Study

8' 8" x 4' 3" (2.64m x 1.30m)

This room could be reconfigured using part of the bathroom into a larger fourth bedroom should buyers require or used to create dressing room and en suite to master bedroom. Having central heating radiator, varnished floorboards, inset spotlights to the ceiling.

Master Bedroom

13' x 10' 6" minimum plus door recess (3.96m x 3.20m minimum plus door recess)

Having a double glazed window to the front elevation, central heating radiator.

Bedroom Two

11' 8" x 10' 7" (3.56m x 3.23m)

Having two double glazed windows to the front elevation, central heating radiator, panelled door leading to a built in wardrobe with hanging rail and additional space for storage.

Bedroom Three

9' 9" x 8' 10" (2.97m x 2.69m)

Having double glazed window to the side elevation, central heating radiator, panelled door off to airing cupboard with hot water cylinder and slatted shelving for ease of storage, wall mounted beech fronted corner bookcase with cupboard and open shelving to be included in the selling price.

Bathroom

A generous bathroom which could be separated to provide a fourth bedroom and retain a smaller bathroom or to facilitate an ensuite to the master bedroom. Currently having wash hand basin and w.c fitted to vanity unit with storage beneath, double width glazed shower cubicle with chrome mains shower over and further corner cubicle. Double glazed windows to rear and side elevations with fitted blinds, part ceramic tiled walls, inset spotlights to ceiling and wall mounted heated towel rail.

Outside

Front

To the front of the property is a low maintenance fore garden with outside tap, paved path leading to a side wrought iron gate which gives privacy and access round to the front door area. There are two lawned areas with box hedging to the front door area and the front door has lighting.

Car Port

15' 2" x 8' 1" (4.62m x 2.46m)

Has security lighting and a wrought iron rail to the rear overlooking Hayes Farm Courtyard.

Garage

16' 3" x 8' 2" (4.95m x 2.49m)

With up and over door, light and power.

Courtyard

Access to the property is road access via South Derbyshire District council directly to the property, pedestrian access is via the highway or courtyard. The large mature landscaped courtyard to the front elevation is collectively owned by Hayes Farm residents for their private and personal use only.

Rear Garden

Gated for privacy and access, majority walled enclosed garden which is glorious, beautifully private and mature having stone paved wide path and patio, shaped lawns flanked with borders inset with a variety of mature trees and shrubs, conifer hedge to the rear which gives it privacy. The garden is beautifully landscaped and private.

Entrance

Wide double timber panelled entrance doors into:-

Area Information

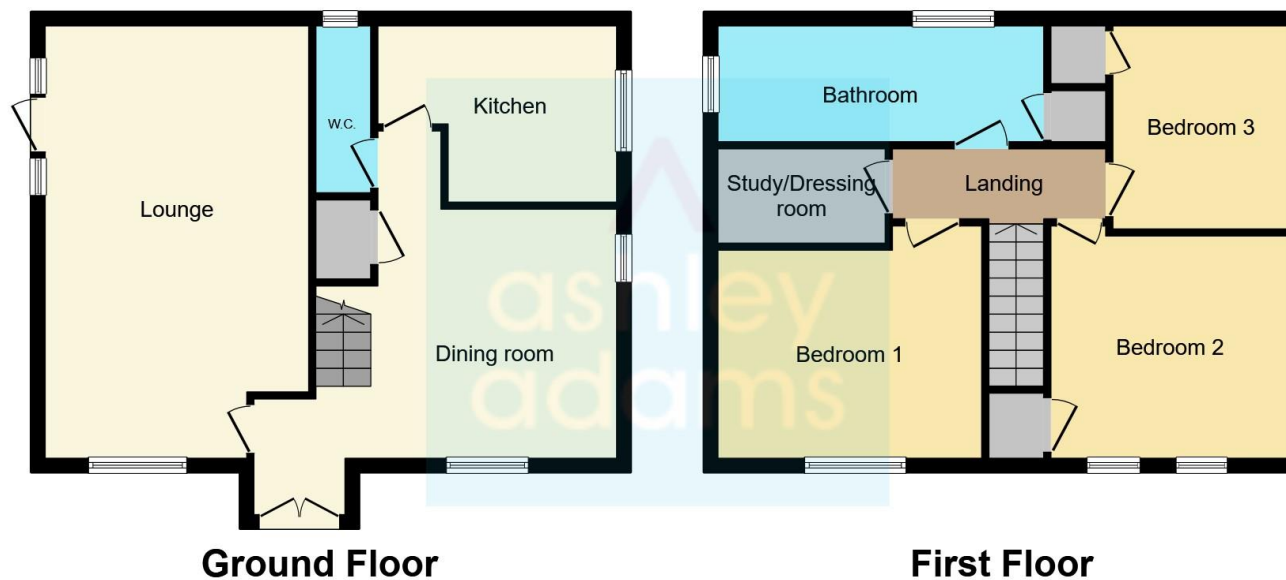
Ticknall village once formed part of the Harper Crewe Estate and is best known for Calke Abbey, the second largest stately home in Derbyshire and once home to the Harper Crewe family. Within the village there is a general store, three public houses, a primary school (with restricted class sizes),

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 service 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. The area is well served by highly regarded schools including a primary school in the village, Chellaston Academy Secondary School and a number of schools in Melbourne. Private schools include Repton School, Foremark Preparatory School and Derby Grammar and Derby High schools.









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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Property Ref: MEL205319 - 0018

Tenure:Freehold EPC Rating: D Council Tax Band: E

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