

# Harpur Avenue

Ticknall, Derby, DE73 7JS

John German



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£400,000

A rare opportunity to own a charming three-bedroom detached bungalow in the heart of this picturesque conservation village. Offered for sale with no onward chain, this lovely home enjoys a sunny south-facing aspect, backing onto paddocks and open countryside.



Set in the idyllic South Derbyshire countryside, the charming village of Ticknall offers a perfect balance of rural tranquility and modern convenience. Surrounded by rolling landscapes and the breathtaking Calke Abbey estate, this historic village boasts scenic walks, traditional country pubs, and a strong sense of community. Just a short drive away, the vibrant market town of Melbourne provides an array of independent shops, cafés, and excellent schools. With easy access to Derby, Burton-upon-Trent, and major transport links, Ticknall is a sought-after location for those looking to enjoy the best of countryside living while staying well-connected.

Step into this charming bungalow through the entrance porch, featuring a UPVC entrance door and a side-facing window. From here, step into the spacious L-shaped reception hallway-the central hub of the home. This welcoming space includes a built-in coat cupboard, an airing cupboard, a loft hatch in the ceiling, and doors leading to all main rooms. To the left, you'll find a beautifully appointed modern fitted kitchen, designed with style and practicality in mind. Sleek base and wall cabinets line two sides of the room, featuring elegant shaker-style soft-close doors and drawers. The kitchen is equipped with an electric hob, oven beneath, extractor hood above, and an inset one-and-a-half bowl sink with a mixer tap and tiled splashback. A breakfast bar adds to the convenience, while a side door provides easy access to the driveway. Next, the rear-facing sitting room is a generously proportioned space with coving to the ceiling and a stunning full-width picture window that frames breathtaking views over the garden, paddocks, and countryside beyond. A door from this room leads directly to the patio area, perfect for seamless indoor-outdoor living. The bungalow offers three well-sized bedrooms, comprising two doubles and one single. Particular attention should be given to the principal bedroom, which boasts a UPVC double-glazed picture window, allowing you to wake up to picturesque garden and countryside views. The bathroom is fitted with a white suite, including a panelled bath with a mixer shower, a pedestal wash hand basin, a WC, and full-height tiling to the walls.

Nestled in a sought-after, quiet cul-de-sac in the heart of the village, the property enjoys a generous plot set back from the road behind a neatly maintained lawned front garden with shaped planted borders. A driveway provides ample off-road parking and leads to the garage. Gated side access takes you through to the glorious rear garden, where a sunny south-facing patio, well-kept lawns, mature planted borders, and a timber summerhouse create a peaceful outdoor retreat. The stunning views extend over the paddocks and rolling countryside beyond. The garage benefits from an electric up-and-over entrance door, lighting, power points, and a wall-mounted Worcester gas central heating boiler. Additionally, a personal door leads to the rear, where you'll find a useful small utility room and a gardener's WC. This delightful bungalow offers an idyllic village lifestyle with modern comforts and breathtaking surroundings.

**Agents note:** The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

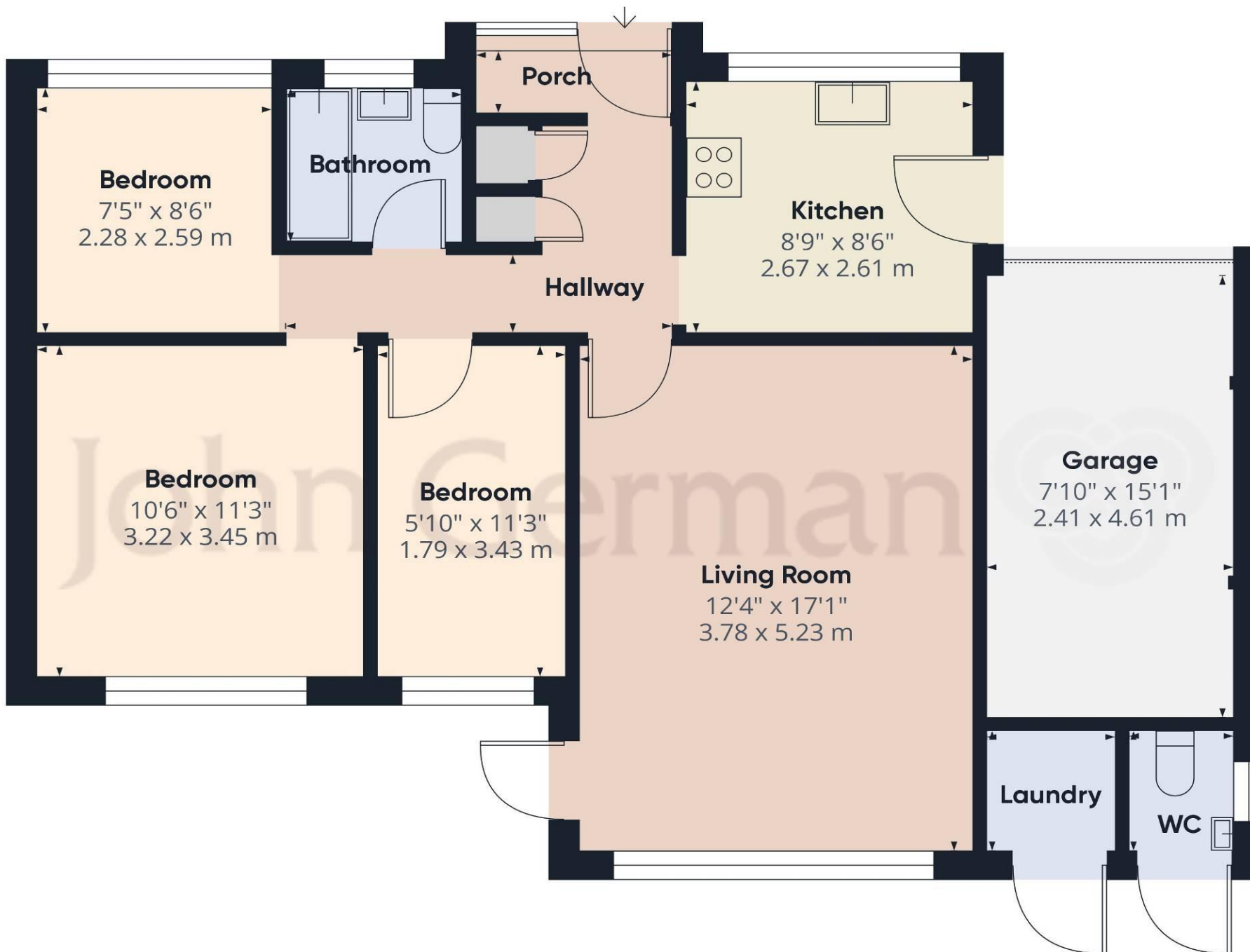
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13032025

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area<sup>(1)</sup>

807.51 ft<sup>2</sup>

75.02 m<sup>2</sup>

(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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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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