



Sally Botham
ESTATES

INCROFTS
Narrowleys Lane, Ashover, S45 0AU
Offers over £750,000



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An exceptionally well-presented, spacious, detached family home, ideally located close to the centre of the popular village of Ashover. The accommodation offers: three bedrooms; family shower room; spacious sitting room; dining room / family room, study / snug; good-sized dining kitchen with breakfast bar; utility room; pantry and integral double garage.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles) and is within easy commuting distance of Sheffield, Nottingham and Derby.

Entering the property via an oak panelled entrance door with double-glazed and leaded centre pane, the door opens to:

ENTRANCE VESTIBULE

With coat-hanging space, and a half-glazed panelled door opening to:

RECEPTION HALLWAY

A light and spacious hallway, having a staircase rising to the upper-floor accommodation, with a large, double-glazed window on the turn to the stairs, flooding the hallway with natural light. There is cornice to the ceiling, a central heating radiator, and panelled doors opening to:

GROUND-FLOOR WC

Having a front-aspect UPVC double-glazed window, light wood-effect laminate flooring, central heating radiator, and a cupboard opening to a deep storage space. There is a dual-flush close-coupled WC and a pedestal wash hand basin, with shaver light over.

DINING KITCHEN

A spacious dining kitchen, which has been extended to create pleasant views over the garden. A pair of patio doors open onto a flagged terrace and enjoy views to the wooded hills and open fields that surround the village. The kitchen has light wood-effect vinyl flooring, and a good range of shaker-style units, with cupboards and drawers set beneath a polished granite worksurface with a matching upstand. The worksurface returns to form a peninsula breakfast bar, creating a room divide. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. There is a Samsung larder fridge with cold water dispenser and a Rangemaster dual-fuel cooker with a five-burner gas hob, double oven, and grill. Over the cooker is an extractor canopy. The cooker is available by separate negotiation. There is a twelve-place-setting dishwasher. The dining area of the room has a central heating radiator with thermostatic valve and a point for a wall-mounted TV along with a broadband internet point. From the kitchen doors open to:

PANTRY

With a front-aspect window with obscured glass. There is fitted shelving.

UTILITY ROOM

Having a rear-aspect UPVC double-glazed window overlooking the enclosed garden, and a panelled door opening onto the rear of the property. There is a worksurface with an inset stainless sink, beneath which is space and connection for an automatic washing machine and shake-style units. From the utility, a sliding door opens to:

DOUBLE GARAGE

Having a pair of up-and-over electrically operated vehicular-access doors, power, lighting, and a side-aspect window. Sited within the garage is the Worcester gas-fired boiler, which provides hot water and central heating to the property.

From the hallway, further panelled doors open to:

SITTING ROOM

A light and spacious room with triple-aspect UPVC double-glazed windows overlooking the gardens and enjoying the pleasant views afforded by the property. The room has central heating radiators with thermostatic valves, and a point for a wall-mounted TV. There is elegant cornice to the ceiling.

DINING ROOM / FAMILY ROOM

Having rear-aspect double-glazed patio doors with sidelight windows, opening onto the flagged terrace and gardens to the rear of the property. The room has a pair of arched illuminated display niches, central heating radiators, and a television aerial point. There is cornice to the ceiling.

SNUG / STUDY

Having front-aspect UPVC double-glazed windows overlooking the garden and driveway, to the open fields that surround the village. The room has a central heating radiator, and a broadband internet point. There is cornice to the ceiling.

Further panelled doors open to a cloak cupboard with hanging space and deep storage cupboard with fitted shelving. A staircase rises via a half-landing to:

FIRST-FLOOR LANDING

From where two panelled doors open to two large eaves storage rooms. Further doors lead to:

BEDROOM ONE

With dual-aspect UPVC double-glazed windows with superb far-reaching views over open fields and wooded hills, the rear window overlooking the garden and the playing fields. The room has central heating radiators with thermostatic valve and a range of

built-in wardrobes providing hanging space, and cornice to the ceiling.

BEDROOM TWO

With a rear-aspect double-glazed window, having similar views to bedroom one. There is a central heating radiator with thermostatic valve, and cornice to the ceiling.

BEDROOM THREE

Again with rear-aspect double-glazed windows overlooking the gardens and the playing field. The room has a central heating radiator, and cornice to the ceiling. There is an access hatch to the loft space.

FAMILY SHOWER ROOM

Having a front-aspect double-glazed dormer window, and suite with: double-width level-entry shower cubicle with mixer shower, having monsoon-style rain head and handheld shower spray; contemporary wash hand basin, with storage drawers beneath and an illuminated mirror over; and dual-flush close-coupled WC. The room has a contemporary radiator. Sliding doors open to a deep airing cupboard, housing the hot water cylinder, and having slatted linen storage shelving.

OUTSIDE

The property is approached via a sweeping in-and-out driveway, providing ample off-road parking and giving access to the garage. To either side of the driveway are areas of garden, laid to lawn, with deep borders well stocked with a good variety of ornamental shrubs. Flagged pathways lead down either side of the property to a delightful enclosed rear garden, mainly laid to lawn, and having borders with ornamental shrubs. Immediately to the rear of the property is a flagged terrace, taking advantage of the southerly aspect, where the doors open from the kitchen and the dining / family room.

The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

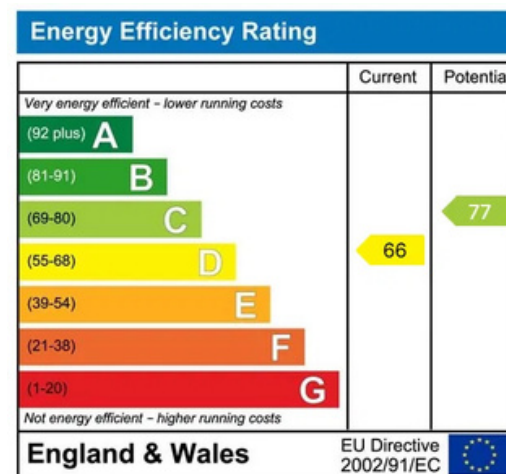
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'G'

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after descending Slack Hill, turn right after the Kelstedge Inn along the B6036 Ashover Road. After passing the double bend and converted chapel, turn left into Narrowleys Lane, where the property can be found on the right-hand side.



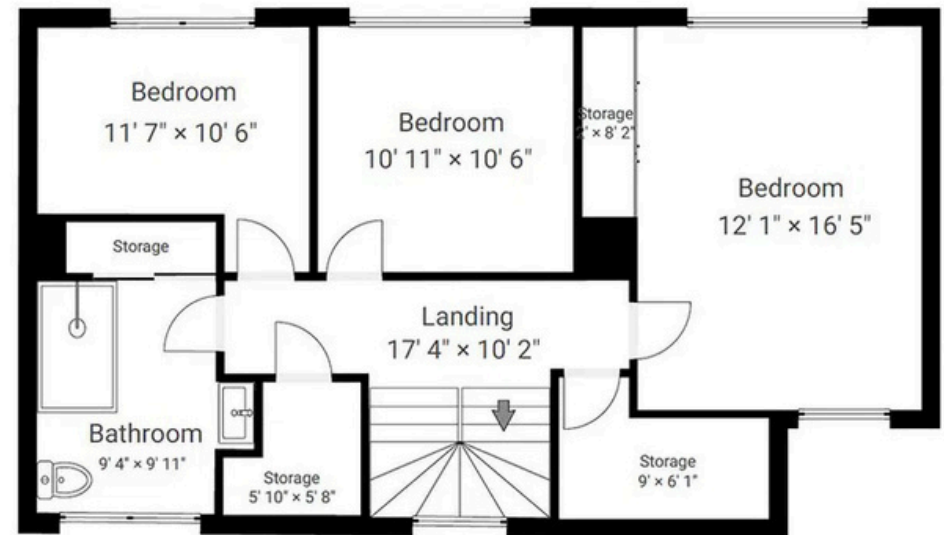
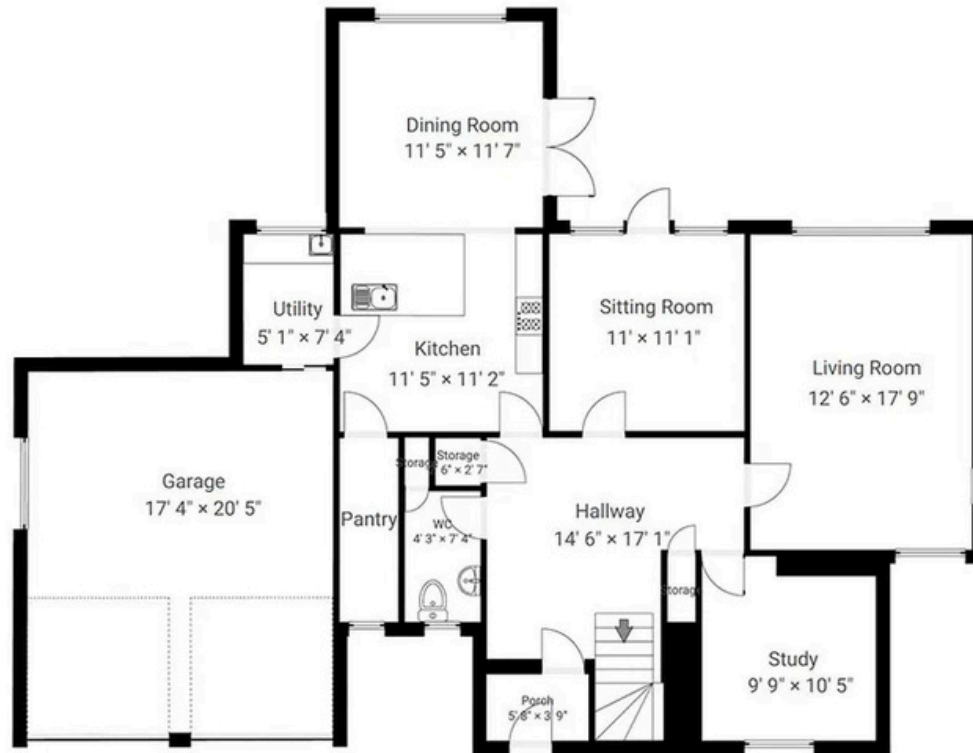
Disclaimer

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.

The Incrofts, S45 Total area: 2065.11 sq ft

▼ Ground Floor TOTAL AREA: 1354.64 sq ft

▼ 1st Floor TOTAL AREA: 710.47 sq ft

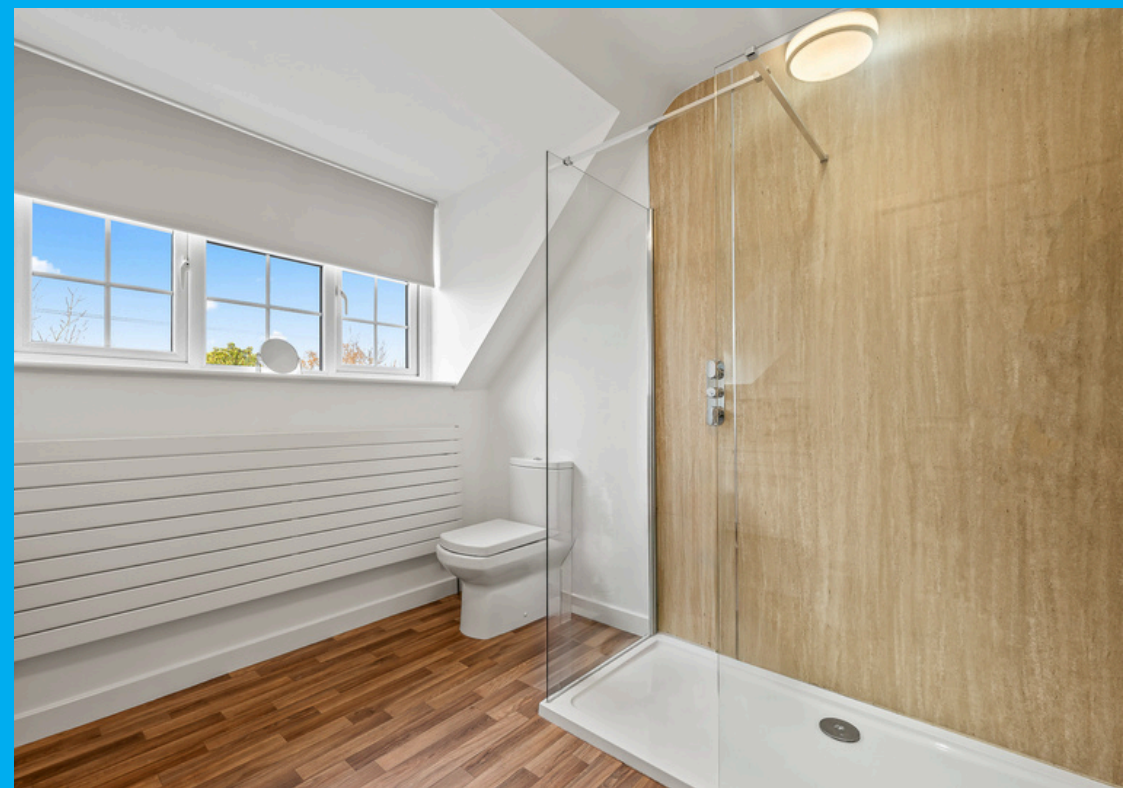


This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

0' 4' 8' 12' 1:135















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