



Ticknall Road  
Hartshorne Swadlincote



## Property Description

A beautifully renovated former Chapel originally built 1880's extended over the years now offering stunning contemporary family accommodation finished to a high specification throughout. The property is situated in an extensive (approx 0.25acre) plot and backs directly onto paddocks with stunning open views. The property has an oil fired central heating system, UPVC double and some triple glazed windows and Cat 5 data cabling to 3 beds and kitchen and buglar alarm system. In brief the accommodation comprises:- Entrance hall, cloaks/wc, dining hall, lounge, stunning open plan living Neptune kitchen, utility room. To the first floor are five well-proportioned bedrooms, master with dressing room and luxury ensuite shower room. a further shower room is accessed off the landing together with the stunning family bathroom. Outside the property has a tarmac driveway providing off road parking for four vehicles and a double tandem in and out garage with remote roller shutter doors. Porcelain tiled paths and patios complete the immaculate landscaping. Laid mainly to lawn and backing onto paddocks the rear garden is a particular feature, having the porcelain tiled paths & patios continuing through. A range of useful outbuildings including attached workshop adjacent to utility room, and enclosed utility area for bin storage, and timber shed.

### Entrance

Having a front panelled composite entrance door with inset double glazed panels leading to :-

### Spacious Dining Hallway

21' 1" x 12' 8" ( 6.43m x 3.86m )

Maximum measurement incorporating the cloaks/wc Having open spindle staircase off to the first floor, porcelain tiled flooring, three central heating radiators, inset spotlights to the ceiling, UPVC double glazed window to the side elevation with fitted window blind, door leading to a useful walk in storage cupboard providing coat hanging hooks and shelving and a light switch for ease of storage, a Velux light tube provides natural light to the dining area, door giving access to:-

### Cloaks/Wc

Having a two piece modern white suite comprising low level WC, wash hand basin with chrome mixer tap over, part ceramic tiled walls, ceramic tiled flooring, UPVC double glazed opaque window to the side elevation, loft access.

### Lounge

16' 3" x 12' 5" ( 4.95m x 3.78m )

Entered via the hall through double timber framed and glazed doors. A particular feature of the room being the sandstone fireplace professionally fitted by Fireplace by Design in Measham incorporating a cast iron log burning stove, four wall light points, two central heating radiators, two UPVC triple glazed windows to the front elevation, large arch top original Chapel door which is triple glazed to the front with all windows fitted with bespoke window shutters.

### Living Kitchen

24' 3" x 17' 2" ( 7.39m x 5.23m )

Accessed via a timber framed and glazed door, a lovely open plan living kitchen which has been extended and has a feature full width sliding double glazed patio doors to the rear and full height panels to the side which makes a lovely seating and dining area.

The kitchen area is fitted with a high quality Neptune kitchen with matching base and wall units, granite work tops and upstands, large centre island finished with granite work surfaces providing breakfast seating and incorporating a one and a quarter bowl stainless steel sink unit with a brushed chrome mixer tap over, under unit fridge, wine cooler and dishwasher. There is an additional full height fridge and separate freezer in their own freestanding Neptune unit. Also incorporated is an eye level Bosch electric fan assisted oven, combi microwave, SMEG induction hob, contemporary extractor hood over, three central heating radiators, UPVC double glazed window to the side elevation with fitted window blind, inset spotlights to the ceiling, porcelain tiled flooring continues through from the dining hall.

### Inner Lobby Area

Having half double glazed composite door leading to the side path which gives access to the front driveway, timber framed and glazed door giving access to:-

### Utility Room

8' 6" x 7' 11" ( 2.59m x 2.41m )

Fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, under unit space for a tumble dryer, ceramic tiled flooring, ceramic tiled splashbacks, UPVC double glazed door to the side elevation giving access to the rear garden, central heating radiator.

### Walk In Pantry

Accessed via a door off the kitchen is a stunning walk in pantry, shelved out providing excellent storage, light, porcelain tiled flooring.

### Boiler Room

Accessed via door off the kitchen, the boiler room houses the floor standing boiler and pressurised hot water cylinder, fuse box and has good access to all the plumbing, porcelain tiled floor continues through.

### First Floor Landing

Having loft access with a pull down loft ladder, light and power, fully boarded loft area, full standing height, having 400 square ft of storage. Central heating radiator, Velux light tube providing natural light to the landing, UPVC double glazed window to the side elevation, inset spotlights to the ceiling, door giving access to a useful storage cupboard.

### Master Bedroom Suite

#### Bedroom Area

16' 4" x 9' 9" ( 4.98m x 2.97m )

Having UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation with a Juliette balcony to be fitted to the French doors giving stunning aspect over the extensive garden and fields beyond, high ceilings, central heating radiator, Cat 5 cabling for high speed data point, double opening timber framed and glazed double doors giving access to the dressing room which is also accessed directly off the landing:-

#### Dressing Room

9' 9" x 8' 2" ( 2.97m x 2.49m )

Having a central heating radiator, double glazed Velux roof light window, light and power. This room is a blank canvas for buyers to create their storage system within. Door to:-

#### Luxury Ensuite Shower Room

Having a wet room style shower with glazed screens, a rain head shower with flush mounted taps, twin wash hand basins fitted to vanity units with storage beneath and chrome mixer taps over, twin heated back lit mirrors over the sinks with power points beneath, fully ceramic tiled walls, high ceiling, inset spotlights and extractor fan to the ceiling, double glazed Velux roof light window, further UPVC double glazed opaque window, central heating radiator.

#### Bedroom Two

12' 7" x 10' ( 3.84m x 3.05m )

Having two UPVC triple glazed windows to the front elevation giving far reaching views over open countryside, central heating radiator, inset spotlights and coving to the

ceiling.

#### Bedroom Three

13' 4" x 8' 4" ( 4.06m x 2.54m )

Having a UPVC double glazed arch top window to the rear elevation, which is split between this bedroom and bedroom four, further UPVC double glazed window to the rear elevation - both look over the garden and fields beyond, central heating radiator, high ceilings, inset spotlights to the ceiling, high speed data cabling.

#### Bedroom Four

11' 6" x 8' 4" ( 3.51m x 2.54m )

Having the other half of the UPVC double arch top window plus an additional UPVC double glazed window with fitted window blind, central heating radiator, high speed data cabling. This bedroom is currently used as a home office with the desk positioned to enjoy the far reaching views.

#### Bedroom Five

12' 5" x 5' 10" ( 3.78m x 1.78m )

Having a UPVC triple glazed window to the front elevation giving views over the countryside, central heating radiator, walls finished with Dado, coving to the ceiling.

#### Family Bathroom

Beautifully presented and refitted with a quality four piece white suite comprising freestanding bath with contemporary with side mounted chrome floor standing mixer tap with separate shower attachment, pedestal wash hand basin with chrome mixer tap over, low level WC with concealed plumbing, large walk in shower cubicle with glazed shower screen, rain head shower and separate shower attachment, alcove for towel storage, inset spotlights and extractor to the ceiling, UPVC double glazed opaque window to the side elevation, oversized porcelain tiled flooring, fully ceramic tiled walls, wall mounted chrome heated towel rail.

#### Shower Room

Adjacent to bedroom four accessed from the landing having a three piece white suite comprising corner glazed shower cubicle with a Mira electric shower over, pedestal wash hand basin with chrome mixer tap with back lit mirror over and low level wc, ceramic tiled walls and flooring, UPVC double glazed opaque window to the side elevation, inset spotlights and extractor fan to the ceiling, chrome wall mounted heated towel rail.

#### Outside

To the front of the property is a brick boundary wall with granite copings over which continues down the side of the property and gives a nice finish, there is a Tarmacked driveway providing off road parking for several vehicles leading to an integral garage which is front to back. To the side is a porcelain tiled area leading to the front door area. The porcelain tiled path leads down both sides of the property.









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