

# Lower Road

Mackworth, Derby, DE22 4NG

John German





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£875,000

Impressive family home featuring generous rooms and a modern family friendly layout with plenty of wow factor. Located in this rarely available and idyllic rural location surrounded by open countryside on the outskirts of Derby, with the city centre just 10 minutes away.

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Mackworth village is about two miles from Derby and ten miles from Ashbourne. The property is located on a sunken road running through the village passing The Gatehouse, a Grade II\* listed building intended to form the entrance to the De Mackworth family seat and is frequently referred to as Mackworth Castle, but no castle was ever built. The family inherited an estate in Rutland and went to live there instead and the house was never completed. The gatehouse now opens into a farmyard. There are plenty of other places to visit nearby including Markeaton Park and Kedleston Hall, being accessible on foot across the fields. The Mackworth Farmhouse restaurant and public house is within easy walking distance and there is a good bus service that can be caught on the main road which runs between Ashbourne and Derby, and the Ecclesbourne School bus can also be caught there.

To describe the property in more detail, starting at the front entrance where composite double entrance doors open into a porch which has been added by the current owners to create a lovely light and bright entrance with a ceiling skylight and loads of built-in storage.

Moving through into the heart of the home where the open plan design creates a striking first impression and views directly through to the garden, which is a real feature of this lovely home. There is plenty of living and dining space in front of a large picture window and bi-fold doors, whilst the kitchen is fitted with high quality base and eye level units with Corian worksurfaces, inset sink unit with mixer tap, separate filtered and boiling water Zip tap, integrated dishwasher, fridge and freezer, induction hob with extractor hood over, built-in combination microwave, warming drawer, combination steam oven and a full sized self-cleaning oven all from Miele. Glazed double doors open into a separate dining room with lovely full height and apex double aspect windows. The kitchen area and dining room also benefit from underfloor heating.

The utility has been fitted with a range of base and eye level units with roll edge worksurfaces, stainless steel sink unit with mixer tap, additional built-in storage cupboards, space for appliances, entrance door to the garden and a courtesy door into the garage.

Moving back through into the hallway, where stairs lead up to the first floor landing, and the guest WC is fitted with a low flush WC and wash basin.

Completing the ground floor accommodation is a large living room with double aspect windows to front and rear and a recently installed feature fireplace with a contemporary living flame effect gas stove.

On the first floor, stairs lead to a large galleried landing with picture windows providing plenty of natural light and countryside views.

The master bedroom has been opened up to incorporate what would have been bedroom five, to create an impressive space with runs the full depth of the house and includes a stunning dressing room fitted with extensive storage, and a palatial bedroom with stunning views over the garden and countryside beyond. Double doors open into a lovely en-suite shower room with a walk-in double shower, low flush WC and twin vanity wash basins with storage beneath.

There are three further double bedrooms, all with lovely views, the largest of which has staircase access from the rear which was added to the property when the room was used as an office, but now makes a great fire escape.

The main family bathroom is fitted with a panelled bath with shower over and glass screen, low flush WC and a pedestal wash basin.

Outside, the property is set well back from the road behind a low maintenance front garden with herbaceous borders and a wide driveway providing extensive parking as well as access to the garage and to the rear garden via gated access to the side. The large garage has room for a family car, as well as extensive storage and is fitted with an electric garage door and an EV charger.

The large rear garden backs onto open fields with lovely far reaching countryside views. A large wrap around paved patio provides extensive outdoor entertaining space, overlooking generously stock flower beds, with steps leading down past an ornamental pond with a cascade water feature to a sizable area of lawn. The lawn is dotted with topiary, abundant fruit trees and an impressive weeping willow. Tucked away to the side of the garden is a timber shed with bench seating in front, which is the perfect spot from which to catch the last of the evening sun.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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:** Amber Valley Borough Council / Tax Band G

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

**Our Ref:** JGA/23072025

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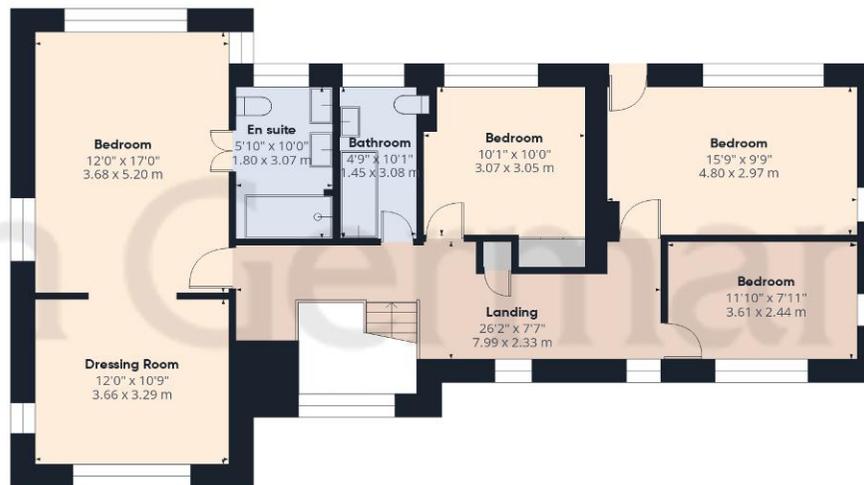








Ground Floor



Floor 1

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

2291 ft<sup>2</sup>

212.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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