



Harpur Avenue  
Ticknall Derby





### Property Description

A delightful two-bedroom detached bungalow with south-facing rear garden & countryside views set at the heart of a beautiful village. Offered with no onward chain, it provides a great opportunity to enjoy tranquil village life.

Set within walking distance of the village amenities, scenic countryside walks, traditional pubs & Calke Abbey Estate, the property features a welcoming entrance hall leading to a spacious lounge, perfect for relaxing or entertaining. A well-appointed kitchen provides ample storage and overlooks the rear garden, offering a pleasant space to cook & dine. Generously sized bedrooms, with plenty of natural light are served by a family bathroom. Outside boasts well-maintained front & south-facing rear gardens, with mature shrubs - perfect for enjoying summer evenings - as well as a private driveway with space for 3 vehicles & an integral garage.

With its strong sense of community, Ticknall offers a peaceful retreat without sacrificing modern conveniences. With the nearby picturesque market towns of Melbourne & Ashby, offering independent shopping & excellent schools, everything is on your doorstep. Links to motorways & East Midlands Airport are nearby making national & international travel a breeze. So, whether seeking a slower pace of life, a secure investment, or a family home, buying a house in Ticknall isn't just a smart decision-it's a dream fulfilled.

### Entrance Hall

UPVC door with opaque double glazed panel leading into entrance hall, storage, central heating radiator and finished with laminate flooring.

### Lounge

16' 10" x 10' 10" ( 5.13m x 3.30m )

Dual aspect room with double glazed window to front and rear, central heating radiators, wall lights, fireplace with coal effect gas fire with surround.

### Kitchen

16' 1" x 11' 3" ( 4.90m x 3.43m )

Matching wall and base mounted units with laminated worktops, ceramic tile splashback and floors, 2 x wall mounted radiators, window to both sides and rear with door to rear benefiting from stunning views onto fields, electric oven, microwave, 4 burner gas hob, fridge-freezer, sink and drainer, mixer tap, plumbing for washing machine, electric heater, space for dining table.

### Bedroom One

13' 10" x 12' 7" ( 4.22m x 3.84m )

Two double glazed windows to front elevation, two wall mounted radiators fitted wardrobes and carpeted floor to finish.

### Bedroom Two

11' 9" x 11' 10" ( 3.58m x 3.61m )

Double glazed window to rear of property giving views over the rear garden and onwards across fields, one wall mounted radiator, with carpeted floor to finish.

### Bathroom

Three piece suite with bath and shower over, sink in vanity and toilet, laminate floors, radiator and ceramic tiled walls, spotlights and extractor, window to side.

## Outside

Set back from the road the front of the property offers tarmac drive providing parking for up to three vehicles, path wrapping round with steps to front door, access to integral garage, and lighting,

The rear garden is landscaped with patio, shed, stone retaining wall to raised lawned area, borders with shrubs and fencing to the rear with sensational views needing to be viewed to be fully appreciated.

## Garage

16' 11" x 8' 6" ( 5.16m x 2.59m )

Integral with up and over door, lighting, power, window and door to rear, gas and electric meter, boiler, storage with pull down ladder.















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Property Ref: MEL204080 - 0006

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

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