



Grange Close, Ticknall



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£595,000



#### Key Features

- Elegant 1,700 Sqft Three-Bedroom Detached Bungalow
- Generous Corner Plot in Ticknall, Derbyshire
- Modern Open-Plan Kitchen/Living Area
- With Corian Worktops | Integrated Appliances
- Spacious Living Room + Vaulted Garden Room
- 18ft Master Bedroom + En-Suite
- EPC rating C
- Freehold





Escape to the tranquil charm of Grange Close, set in the picturesque village of Ticknall, Derbyshire. This stunning three-bedroom detached bungalow offered with no upward chain sits proudly on a substantial corner plot within a quiet cul-de-sac location, offering over 1,700 sqft of sophisticated living space. Enjoy the harmonious blend of contemporary style and countryside allure.

The heart of this home is undoubtedly the expansive open-plan living kitchen. Outfitted with sleek cabinets and pristine Corian worktops, the kitchen also features a central island with opaque glazed cabinets. Enjoy a suite of premium integrated appliances, including a five-ring gas hob, double oven, microwave, dishwasher, and washing machine. Enhanced by stylish tiled splashbacks and underfloor heating, offering ample space to formally dine and entertain family and friends. A vaulted garden room with French doors extends your living space outdoors, perfect for soaking up the garden's beauty. The spacious living room invites warmth with its feature fireplace and multi-fuel burner nestled beneath its vaulted ceiling with feature windows and bi-folding doors leading out. A study area provides a quiet nook for work or reading.

The master bedroom presents a peaceful retreat measuring over 18ft, offering bi-folding doors with garden views and a luxurious en-suite shower room. Two additional well-appointed bedrooms, including one with an en-suite wet room, and a family bathroom ensure ample space for everyone.

Outside, discover beautifully landscaped gardens, where mature hedges offer privacy. The south-facing terrace is ideal for sun-drenched afternoons. A generous driveway and double garage cater to your parking needs, while the summerhouse and shed add extra storage or workshop potential.

With no upward chain, this exceptional home offers an unmissable opportunity. Grange Close promises a refined lifestyle amid the stunning surrounds of Ticknall. Contact our Ashby team for a private viewing today and make this captivating residence your forever home.

Ticknall is a picturesque village nestled in the heart of Derbyshire, known for its charming rural character and vibrant community spirit. Steeped in history, the village is surrounded by stunning countryside, offering scenic walks and trails such as those through the nearby Calke Abbey, a National Trust property. This historic estate boasts beautiful parklands and gardens, making it a cherished recreational destination for locals and visitors alike.

Despite its peaceful village setting, Ticknall is conveniently located with easy access to major road networks. The nearby A50 and A38 provide straightforward connections to the bustling city of Derby and the wider Midlands area, making it an ideal location for commuters seeking a more tranquil place to call home. The village also has a good range of amenities including charming local pubs, a village hall, and friendly community-run shops, ensuring day-to-day conveniences are always within close reach.

Education is well catered for with several highly regarded primary and secondary schools in the surrounding area. This makes Ticknall particularly attractive to families looking to lay down roots in a supportive and engaging community. The combination of strong community values and excellent educational opportunities creates an environment where families can grow and thrive.

Ticknall also offers unique local events and attractions that celebrate both its heritage and community spirit. Regular village fairs, farmers' markets, and local craft shops provide vibrant opportunities for residents to engage with their neighbours and support local businesses. These events contribute to the village's warm, welcoming atmosphere and are a significant draw for those seeking a lively yet close-knit community.

The natural beauty and historical charm of Ticknall, combined with its convenient location and vibrant community activities, make it a highly sought after area for prospective home buyers. Choosing to live in Ticknall offers an idyllic balance of rural serenity and modern convenience—a truly perfect setting for families, retirees, and anyone seeking a peaceful lifestyle in a supportive, interconnected community.

## ACCOMMODATION

ENTRANCE HALLWAY 2.01m x 1.43m (6'7" x 4'8")

OPEN PLAN LIVING/KITCHEN/DINER 7.11m x 5.57m (23'4" x 18'4")

GARDEN ROOM 3.03m x 2.94m (9'11" x 9'7")

INNER HALLWAY & BOOT ROOM 2.56m x 1.37m (8'5" x 4'6")

STUDY 2.74m x 1.77m (9'0" x 5'10")

VAULTED LIVING ROOM 6.16m x 5.46m (20'2" x 17'11")

MASTER BEDROOM 5.75m x 3.35m (18'11" x 11'0")

EN-SUITE SHOWER ROOM 2.14m x 1.67m (7'0" x 5'6")

BEDROOM TWO 3.27m x 3.24m (10'8" x 10'7")

EN-SUITE WETROOM 2.14m x 1.41m (7'0" x 4'7")

BEDROOM THREE 3.6m x 2.55m (11'10" x 8'5")

FAMILY BATHROOM 2.53m x 1.99m (8'4" x 6'6")

DETACHED DOUBLE GARAGE 5.15m x 5.04m (16'11" x 16'6")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

## HOW TO GET THERE:-

Postcode for sat navs: DE73 7LF

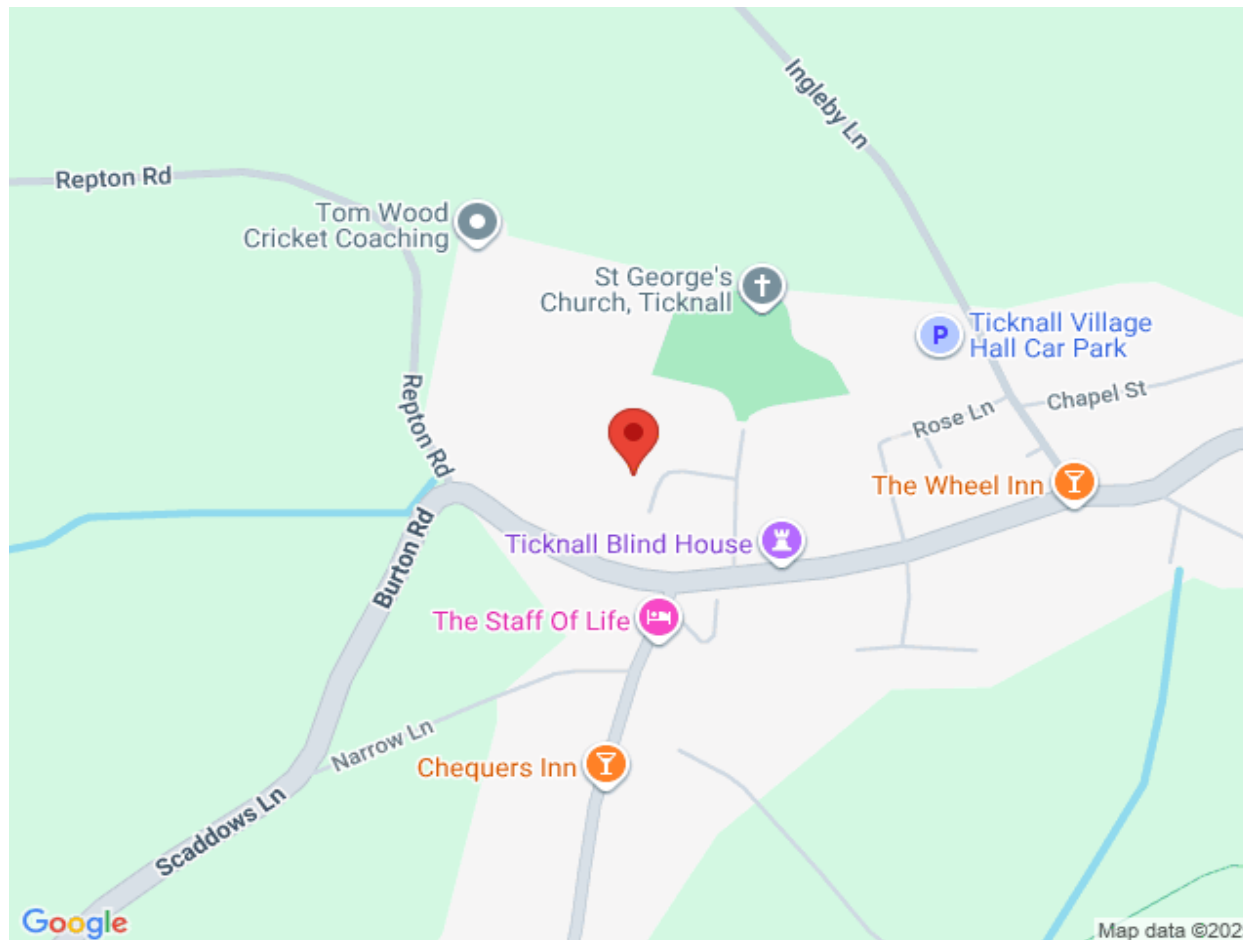
## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		