BRICKS + MORTAR

The Hallsteads, Kniveton
Ashbourne, DE6 1JT

Located on a quiet cul-de-sac and just a 3 minute walk from the primary school, this home has spacious rooms throughout, an easy-maintenance south facing garden, communal parking and views to open countryside.

On the ground floor, the entrance porch and hallway lead through to the sitting room, kitchen-diner and ground floor WC. To the first floor are three bedrooms and a family shower room.

The main front garden has a wide dining patio area and astroturf lawn, perfect for safe play, whilst the rear yard also has a large paved patio area and space for one or two large sheds/home office.

Kniveton is a pretty and popular village located on the B5035 between Carsington Water and Ashbourne. The village has a primary school and the Red Lion public house, with pleasant countryside walks in all directions. Further afield, the rolling Derbyshire Dales and dramatic scenery of the Peak District are within a short drive, with the market towns of Wirksworth, Matlock, Bakewell and Buxton close by too. Derby, Stoke, Chesterfield and the M1 corridor between Nottingham and Sheffield are also within commuting distance.

- 3 bedroom family home with spacious rooms throughout
- Modern kitchen-diner with integrated appliances
- Council Tax band C and EPC rating D
- 3 minute walk to primary school
- Easy-maintenance south facing garden
- Communal parking with two parking spaces
- Views to rolling countryside
- Dining patio and astroturf lawn
- Ground floor WC
- Quiet cul-de-sac location in popular village

Offers in excess of £250,000

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Front of the home and front garden
The communal parking area in this cul-de-sac has spaces for residents and visitors to park. A short walk brings you to the timber gate leading into the front garden. A path with a fence on the right and astroturf lawn on the left rises gently up to the dining patio. Double patio doors lead directly into the sitting room and a separate door leads into the entrance porch.

Entrance Porch
With an oak veneer floor and ceiling light fitting, the porch has a wooden door on the left into a storage shed. A part-glazed uPVC door in front opens to the entrance hallway.

Entrance Hallway
The hallway has an oak veneer floor and open entrance straight ahead into the kitchen-diner. There is a radiator, staircase up to the first floor and doors into the ground floor WC and sitting room.

Sitting Room
14'9" x 11'5" (4.5 x 3.5)
Freshly redecorated and with a new hardwood floor, this spacious room has south facing double patio doors to the front garden. The room has plenty of space for flexible layouts and a radiator and ceiling light fitting.

Kitchen-Diner
17'6" x 12'9" (5.35 x 3.9)
This large, bright room has space for a 4-6 seater dining table. The modern L-shaped fitted kitchen has space on the left for an American-style fridge freezer. There are a range of high and low level cabinets including an Indesit dishwasher and a Beko induction hob, oven and extractor fan. The contemporary Cooke & Lewis sink and drainer has a chrome mixer tap. There is space and plumbing below for a washing machine. The room has hardwood flooring, recessed ceiling spotlights and a half-glazed uPVC door to the rear yard.

Ground Floor WC
5'4" x 2'7" (1.65 x 0.8)
With a feature wood-panelled wall, the room has a ceramic WC and ceramic sink with chrome mixer tap and tiled splashback.

Stairs to first floor landing
Carpeted stairs lead up to the galleried landing, with a ceiling light fitting and loft hatch overhead. Doors open to reveal the airing cupboard, shower room and three bedrooms.

Shower Room
7'8" x 5'4" (2.35 x 1.65)
The stylish modern bathroom has wood-effect tiled flooring, a frosted double glazed window, recessed ceiling spotlights and an extractor fan. The walk-in shower on the right has a rainforest shower head, reinforced glass screen and tiled surround. The vanity unit opposite has a capsule WC and large bowl sink with chrome mixer tap. There is also a black tubular radiator.

Bedroom One
11'2" x 11'0" (3.42 x 3.37)
This double bedroom at the rear of the home is carpeted and has a radiator and ceiling light fitting.

Bedroom Two
14'11" x 11'1" (4.55 x 3.4)
The largest bedroom in the home, this has magnificent views across to rolling fields beyond the village boundary. The room is carpeted and has a walk-in wardrobe, radiator and ceiling light fitting.

Bedroom Three
8'9" x 7'10" (2.67 x 2.4)
Currently set up as a nursery, this could also be a single bedroom or home office. There are more wonderful views from here and this carpeted bedroom also has a radiator and ceiling light fitting.

Rear Yard

A covered porch with light fitting overhead has a door on the left into another useful storage cupboard, with power points and space for a fridge freezer. The paved patio has space for one or two large sheds or an external home office. There is a wall-mounted tap and timber fences to each side with a gate leading out to a parking bay.

Disclaimer

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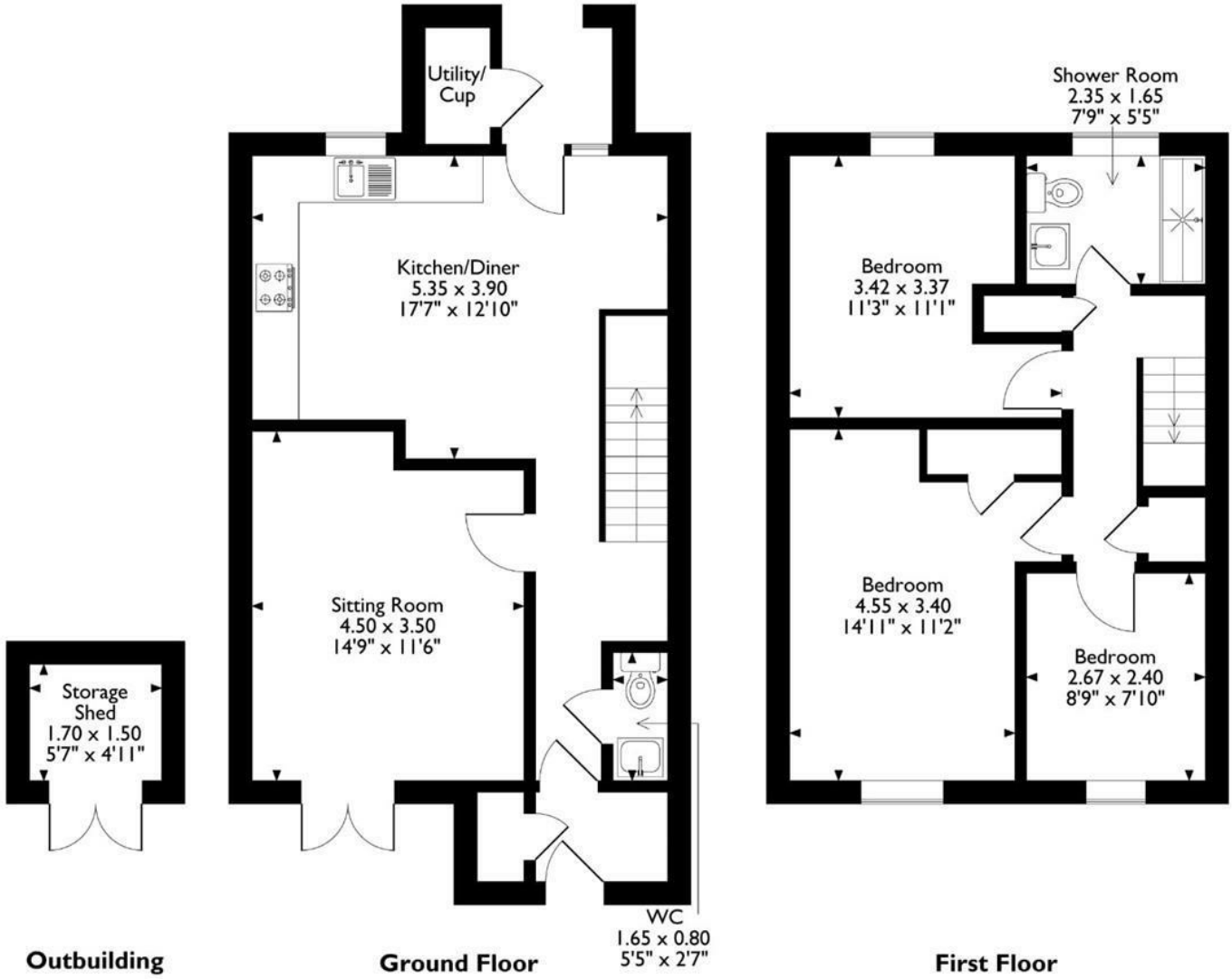
8 The Hallsteads
Approximate Gross Internal Area
96 Sq M / 1033 Sq Ft



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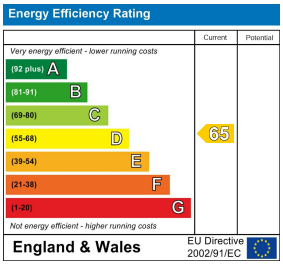

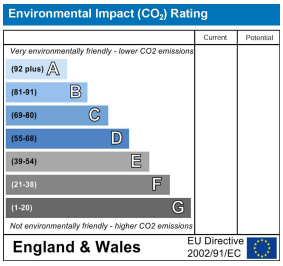

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