

Main Street

Ticknall, Derby, DE73 7JZ

John
German





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£800,000

An individually designed and constructed property with reclaimed materials to lend character in a wonderful secluded garden plot adjacent to the Calke Estate in this desirable and well placed village.



Enter through an open porch with oak entrance door giving access to the attractive reception hall having varnished floorboards that continue throughout the ground floor reception rooms together with contemporary oak internal doors. Oak balustraded stairs lead to the first floor with an under stairs storage cupboard below and there is a stylish fitted guest's WC.

Three quarter glazed double doors open into an elegant front to rear lounge that has wide picture windows to both the front and rear, revealed beams and a fireplace housing a log burner on a tiled hearth with oak mantel over.

Across the hall, similar glazed oak doors open into a front facing sitting/family room whilst beyond this a separate dining room that gives access to a rear hall having doors to the garden and a utility room with base and wall cupboards, roll edge work surfaces, inset stainless steel sink and mixer tap with tiled splash backs, appliance spaces having plumbing for an automatic washing machine, tiled floor and door to the exterior.

The bright and spacious breakfast kitchen is well fitted with an excellent range of contemporary base and wall units, roll edge work surfaces incorporate an inset white one and a half bowl ceramic sink with chrome mixer tap and tiled splash backs, worktop illumination, integrated dishwasher and fridge freezer, wine racks and a tiled recess ideal for a Range style cooker (available by separate negotiation). Triple aspect windows overlook the rear patio and garden and quality Karndean flooring runs throughout.

To the first floor is a square landing with balustrade affording access to the master bedroom that comes with a walk-in wardrobe having a range of fitted wardrobes and window to rear together with an en suite shower room comprising tiled shower with thermostatic chrome fitment and glazed screen, WC, twin vanity wash hand basins with illuminated mirrors over and stylish radiators.

There are two further excellent double bedrooms and a generous bedroom four currently employed as a sitting room/study. All are served by an attractive modern bathroom comprising bath in tiled surround with electric shower and glazed screen over, pedestal wash hand basin, WC, tiled floor, heated towel rail and velux roof light.

The property is set off Main Street and approached via a long gated gravelled drive bounded by a lovely historic drystone wall beyond which lies the Calke Abbey Estate. There is direct access from the grounds into Calke Abbey to enjoy the wonderful walks and the area is frequently visited by the Estate's deer population.

The drive is flanked by lawns with a mature copper beech tree and conifer screening, this terminates in a wide gravelled turning area and a tarmacadam drive leading to a double garage (6.13m x 6.0m) equipped with twin up and over doors, power, light and rear personal door.

The gardens continue to the side and further to a private enclosed rear garden having two spacious decorative patios providing ideal outdoor dining entertaining space with inset borders, ornamental walling, a useful brick garden store, outside lights and tap.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The gas boiler is located in the loft over the kitchen. Broadband services are available.

Useful Websites: www.environment-agency.co.uk www.southderbyshire.gov.uk

Our Ref: JGA/17052021

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G











Ground Floor



1st Floor



Approximate net internal area: 1903.44 ft² (2303.94 ft²) / 176.84 m² (214.04 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Agents' Notes

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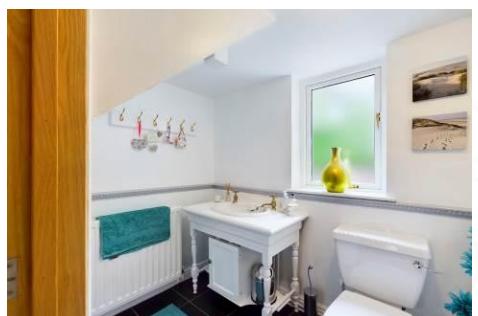
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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