



Hockley Croft  
6 Milltown Court, Ashover

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**Blenheim**  
Park Estates



A Contemporary Five Bedroomed  
Detached Family Residence





Hockley Croft

## Welcome to Hockley Croft

An exquisite five bedroomed detached country home, offering generously proportioned accommodation over three floors of exceptional luxury living.

Nestling in the Amber Valley in one of Derbyshire's most desirable and sought-after locations with wide open vistas of the surrounding countryside. Ideally located close to Chesterfield, Matlock and Sheffield with Chesterfield train station offering excellent rail links to London and other major conurbations throughout the country. Also having good access to the M1 motorway network and being within a short drive to the majestic Peak District National Park.

Occupying an enviable plot on a truly exquisite development with just five other luxury detached properties. Hockley Croft is situated with good access to the amenities of Ashover, including restaurants, public houses, shops and good local schooling. All within a superb semi-rural setting with outstanding walks from the doorstep.

### The property briefly comprises on the ground floor:

Entrance hall, WC, storage cupboard, lounge, dining kitchen and a utility room.

**On the first floor:** Landing, storage cupboard, inner hallway, master bedroom with a dressing room and an en-suite, bedroom 2, bedroom 3 and a family bathroom.

**On the second floor:** Landing, bedroom 4, bedroom 5, storage cupboard and a shower room.

### Ground Floor

A heavy timber door with a timber double glazed panel above opens to the:

#### Entrance Hall

18'1 x 11'6 (5.5m x 3.5m)

Having a front facing UPVC double glazed sash window, coved ceiling, recessed lighting, telephone point and tiled flooring with under floor heating. Oak doors open to the lounge, dining kitchen, storage cupboard and to a WC.

#### Storage Cupboard

Having a recessed light point and tiled flooring with under floor heating.

#### WC

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan and tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath.

#### Open Plan Lounge/Dining Kitchen

##### Lounge

23'4 x 13'7 (7.1m x 4.2m)

Having front and side facing UPVC double glazed sash windows, coved ceiling, recessed lighting, wall mounted television with a TV/aerial point and under floor heating. The focal point of the room is the Rais 900 log-burning stove. Double UPVC doors with double glazed panels open to the rear gardens.

A wide opening gives access to the:

##### Dining Kitchen

##### Dining Area

11'10 x 10'9 (3.6m x 3.3m)

Having rear facing full height aluminium windows and panels, coved ceiling, recessed lighting, wall mounted light points and tiled flooring with under floor heating.



A Warm Welcome  
Awaits...



## Dining Kitchen

### Kitchen Area

19'6" x 14'2" (6.0m x 4.3m)

A fabulous kitchen by Karl Benz with a side facing UPVC double glazed sash window, coved ceiling, recessed lighting, pendant light points, TV/aerial/data point and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching Silestone work surfaces, upstands, under cabinet lighting and an inset 1.5 bowl Blanco sink with a chrome Quooker instant hot water tap. Also having a central island with further storage and breakfast seating for three chairs/stools. Appliances are by Siemens and include a four-ring induction hob with an extractor hood, fan assisted oven, microwave oven, warming drawer, integrated dishwasher and an integrated fridge/freezer. Aluminium bi-fold doors with double glazed panels bring the outside in and open to the rear gardens.



The Heart of the Home is the  
Fabulous Dining Kitchen by Karl Benz



### Dining Area

11'10 x 10'9 (3.6m x 3.3m)

Having rear facing full height aluminium windows and panels, coved ceiling, recessed lighting, wall mounted light points and tiled flooring with under floor heating.



## Lounge

23'4 x 13'7 (7.1m x 4.2m)

Having front and side facing UPVC double glazed sash windows, coved ceiling, recessed lighting, wall mounted television with a TV/aerial point and under floor heating. The focal point of the room is the Rais 900 log-burning stove. Double UPVC doors with double glazed panels open to the rear gardens.



An Immaculately Presented  
Reception Room...





Hockley Croft



## Offering Light and Spacious Luxury Accommodation Throughout

### Kitchen Area

19'6 x 14'2 (6.0m x 4.3m)

A fabulous kitchen by Karl Benz with a side facing UPVC double glazed sash window, coved ceiling, recessed lighting, pendant light points, TV/aerial/data point and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching Silestone work surfaces, upstands, under cabinet lighting and an inset 1.5 bowl Blanco sink with a chrome Quooker instant hot water tap. Also having a central island with further storage and breakfast seating for three chairs/stools. Appliances are by Siemens and include a four-ring induction hob with an extractor hood, fan assisted oven, microwave oven, warming drawer, integrated dishwasher and an integrated fridge/freezer. Aluminium bi-fold doors with double glazed panels bring the outside in and open to the rear gardens.

### Utility Room

Having recessed lighting, extractor fan, tiled flooring with under floor heating and housing an Ideal boiler. There's a range of fitted base/wall and drawer units with matching Silestone work surfaces, upstands and an inset 1.0 bowl Blanco sink with a chrome mixer tap. There's also space/plumbing for an automatic washing machine and a tumble dryer. A timber door with an obscured double glazed panel opens to the side of the property.

From the entrance hall, a staircase with oak balustrading and an oak hand rail rises to the:

### First Floor

#### Landing

Having a front facing UPVC double glazed sash window, recessed lighting and a central heating radiator. There's a storage cupboard, which houses the hot water cylinder. Doors open to the inner hallway.

#### Inner Hallway

Having a feature light point, coved ceiling and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3 and the family bathroom.

#### Master Bedroom

13'5 x 12'10 (4.1m x 3.9m)

A generously proportioned double bedroom, having a rear facing UPVC double glazed sash window, coved ceiling, recessed lighting, central heating radiator and TV aerial/data points.

#### Master Dressing Room

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. There's a range of fitted furniture incorporating short/long hanging and shelving.

#### Master En-Suite

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, partially tiled walls, chrome heated

towel rail, illuminated mirror and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a separate walk-in shower enclosure with a fitted shower and a glazed screen.

#### Bedroom 2

14'5 x 14'5 (4.4m x 4.4m)

Another spacious double bedroom with a rear facing UPVC double glazed sash window, pendant light point, central heating radiator and TV/aerial/data points.

#### Bedroom 3

12'10 x 11'10 (3.9m x 3.6m)

Having a front facing UPVC double glazed sash window, pendant light point, central heating radiator and a TV/aerial/data point.

#### Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, illuminated mirror, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC, wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.

From the first floor landing, a staircase with timber balustrading and a hand rail rises to the:

### Second Floor

#### Landing

Having a Velux roof window, recessed lighting and doors opening to bedroom 4, bedroom 5, a shower room and a storage cupboard with shelving.

#### Bedroom 4

16'9 x 13'9 (5.1m x 4.2m)

Having a rear facing UPVC double glazed sash window, Velux roof window, central heating radiators and TV/aerial/data points.

#### Bedroom 5

13'9 x 13'5 (4.2m x 4.1m)

Having a front facing UPVC double glazed sash window, Velux roof windows, pendant light point, central heating radiator and a TV aerial and telephone point. There's a range of fitted furniture to two walls incorporating short/long hanging and shelving.

#### Family Shower Room

Having a Velux roof window, extractor fan, recessed lighting, partially tiled walls, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

### Master Bedroom

13'5 x 12'10 (4.1m x 3.9m)

A generously proportioned double bedroom, having a rear facing UPVC double glazed sash window, coved ceiling, recessed lighting, central heating radiator and TV aerial/data points.



A Sumptuous Master  
Bedroom Suite





### Master En-Suite

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated mirror and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a separate walk-in shower enclosure with a fitted shower and a glazed screen.





**Bedroom 2**  
14'5 x 14'5 (4.4m x 4.4m)

Another spacious double bedroom with a rear facing UPVC double glazed sash window, pendant light point, central heating radiator and TV/aerial/data points.



**Bedroom 3**  
12'10 x 11'10 (3.9m x 3.6m)

Having a front facing UPVC double glazed sash window, pendant light point, central heating radiator and a TV/aerial/data point.



**Inner Hallway**

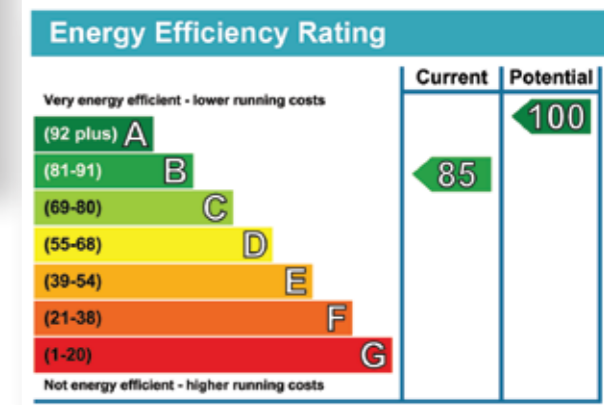
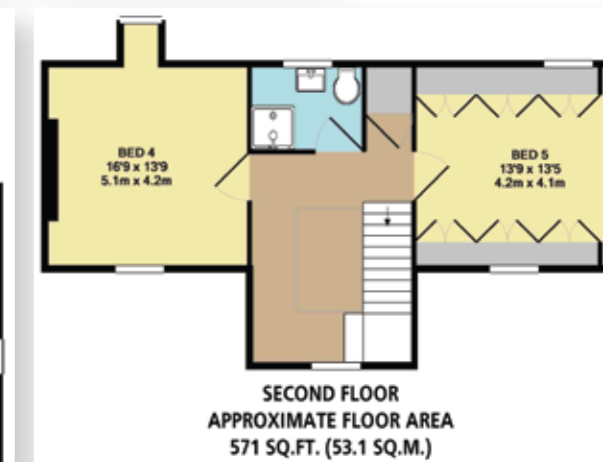
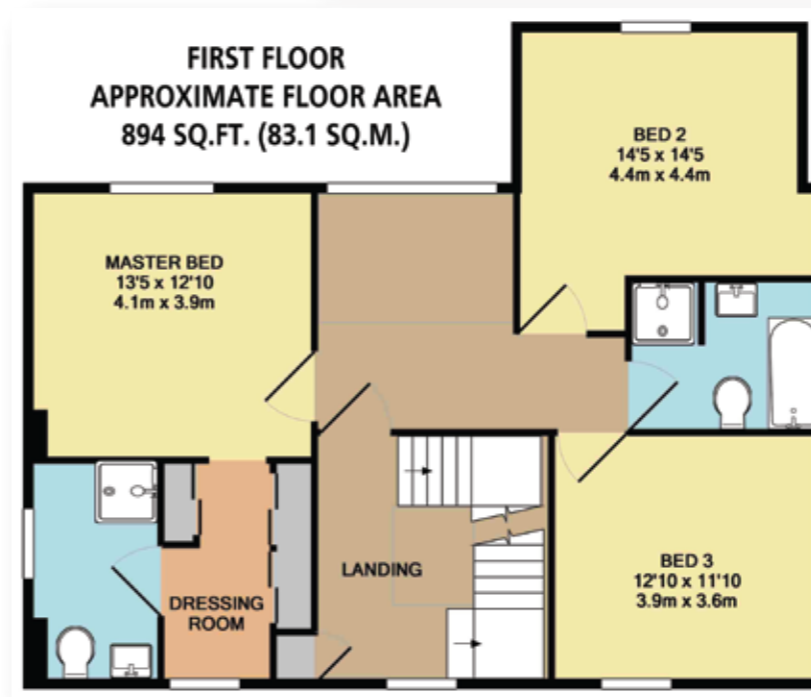
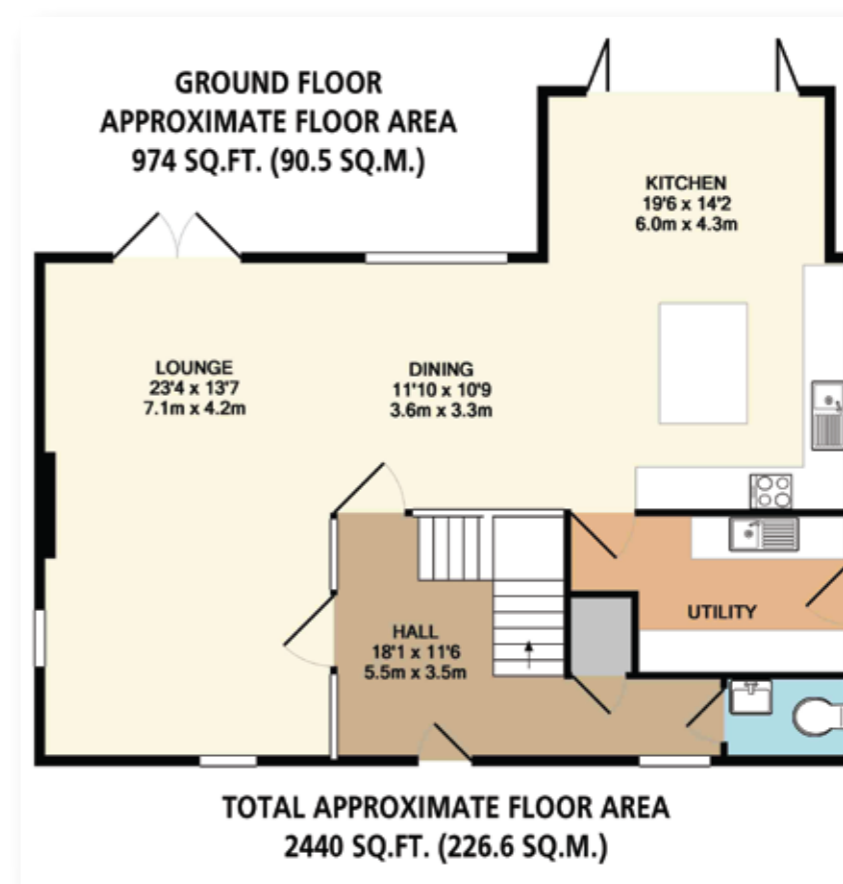
Having a feature light point, covered ceiling and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3 and the family bathroom.



### Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, illuminated mirror, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC, wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.





**Note**  
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.





#### Bedroom 4

16'9 x 13'9 (5.1m x 4.2m)

Having a rear facing UPVC double glazed sash window, Velux roof window, central heating radiators and TV/aerial/data points.



#### Bedroom 5

13'9 x 13'5 (4.2m x 4.1m)

Having a front facing UPVC double glazed sash window, Velux roof windows, pendant light point, central heating radiator and a TV aerial and telephone point. There's a range of fitted furniture to two walls incorporating short/long hanging and shelving.



#### Shower Room

Having a Velux roof window, extractor fan, recessed lighting, partially tiled walls, shaver point and tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.





### Exterior and Gardens

Hockley Croft occupies a fabulous position within the Milltown Court development. To the front, steps with wrought iron handrails are flanked by mature shrubs and rise to the main entrance door.

Access can be gained to one side of the property, where there is a block paved driveway providing parking for four vehicles and access can be gained to the double garage. A stone flagged path with an external water tap leads to a full height timber gate, which opens to the rear gardens.

### Double Garage

Having two up-and-over electrically operated doors, a side facing UPVC double glazed obscured window, light/power, fitted storage and access can be gained to a useful boarded loft space.

To the rear of the property, there's a stone flagged seating terrace with exterior lighting, power points and access can be gained to the dining kitchen and lounge. A path with steps rises to the personal entrance door and to the double garage. The rear garden has a low maintenance lawn and garden with mature shrub borders, mature trees and a block paved seating terrace providing space for comfortable seating.

A Low Maintenance  
Landscaped Garden



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Viewing strictly by appointment with our consultant on

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**Tenure:** Freehold



**Hockley Croft**

6 Milltown Court, Fallgate, Ashover, Chesterfield,  
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**Offers in the Region of £740,000**