



4 Bed House - Detached

10 Millscroft, Hognaston, Ashbourne DE6 1PT

Offers Around £495,000 Freehold



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- Highly Appealing Detached Home with Countryside Views
- Popular Cul-de-Sac Location in Hognaston Village
- Spacious Lounge
- Dining Hallway
- Living Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Generous South Facing Garden
- Driveway & Detached Garage
- Scope for Improvements - Offers Good Potential
- No Chain Involved

Occupying a peaceful cul-de-sac location close to the heart of the highly sought-after Derbyshire village of Hognaston, is a versatile four-bedroom detached home with south facing garden and countryside views.

The Location

The house occupies a very pleasant rural location in the heart of this most attractive small village which lies barely a mile from Carsington Water (offers sailing club and excellent bridle, cycling and walking paths). It is within easy reach of the Peak District National Park and about 5 miles equidistant between Ashbourne and Wirksworth, providing between them an excellent range of local amenities. It is well placed for commuting to many midland towns and cities with Buxton, Bakewell, Matlock and Derby all within particularly easy reach. The A50 dual carriageway lies about 8 miles to the south of Ashbourne providing swift connections to the motorway networks.

Mainline railway connections are available at Belper, Derby (London 1hour 40 mins) and Buxton. Whilst the international airports of Birmingham, Manchester and East Midlands are all within easy commuting distance.

Accommodation

Ground Floor

Porch

7'1" x 3'5" (2.17 x 1.05)

With multi-paned entrance door, quarry tile flooring, two windows both having quarry tile sills and internal sealed unit double glazed door giving access to dining hallway.

Lounge

16'9" x 11'9" (5.12 x 3.60)

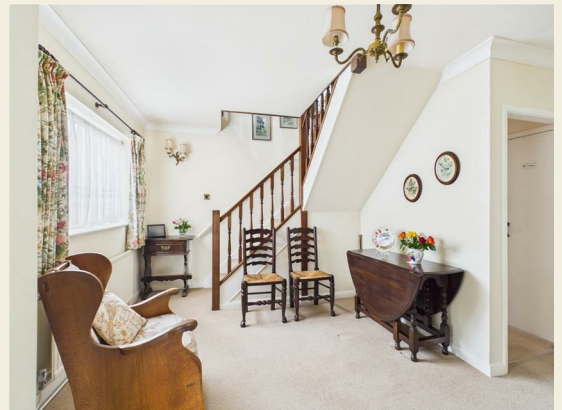
With stone fireplace with raised quarry tile hearth, coving to ceiling, two radiators, countryside views to rear, double glazed window to side and double glazed sliding doors giving access to south facing garden.



Dining Hallway

11'11" x 5'1" (3.64 x 1.56)

With radiator, coving to ceiling, split level staircase leading to first floor with attractive balustrade and double glazed window.



Kitchen/Dining Room

21'3" x 10'1" (6.49 x 3.09)



Dining Area

With radiator, central heating boiler, internal glazed door and double glazed window to side.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, electric cooker, plumbing for automatic washing machine, tiled effect flooring, open space leading to dining area, double glazed window to side with fitted blinds, double glazed window to rear with fitted blind and countryside views to rear.



Inner Lobby

7'11" x 2'11" (2.43 x 0.91)

With understairs storage cupboard, built-in cupboard and coving to ceiling.

Bedroom Three

12'1" x 8'11" (3.70 x 2.72)

With radiator and double glazed window to front.



Bedroom Four

13'2" x 8'11" (4.02 x 2.73)

With radiator, coving to ceiling and double glazed window with aspect of front.



Bathroom

8'9" x 5'3" (2.69 x 1.61)

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splashbacks, fitted shelving, heated chrome towel rail/radiator, extractor fan and double glazed window to side.



First Floor Landing

13'3" x 9'8" (4.06 x 2.95)



Bedroom One

16'8" x 11'10" (5.09 x 3.62)

With fitted wardrobes, radiator, double glazed window to rear, double glazed window to side and countryside views.



Bedroom Two

13'2" x 8'9" (4.02 x 2.69)

With built-in cupboard housing the hot water cylinder, radiator and double glazed window to side.



Shower Room

10'2" x 3'1" (3.11 x 0.94)

With separate shower cubicle with electric shower, wash basin, low level WC, tiled splashbacks, radiator, double glazed window to side and access to eaves.

Eaves Storage Space

Front Garden

The property is set back from the pavement edge behind a deep, low maintenance fore garden with stone walling, raised beds and shrubbery providing a screen for privacy.

Rear Garden

Being of a major asset to the sale of this particular property is its south facing rear garden enjoying countryside views.

The garden is laid to lawn with a varied selection of shrubs, plants and a patio area providing a pleasant sitting out and entertaining space. Summer house and greenhouse.



Driveway

To the side of the property is a driveway providing car standing spaces and leads to a detached garage.



Detached Garage

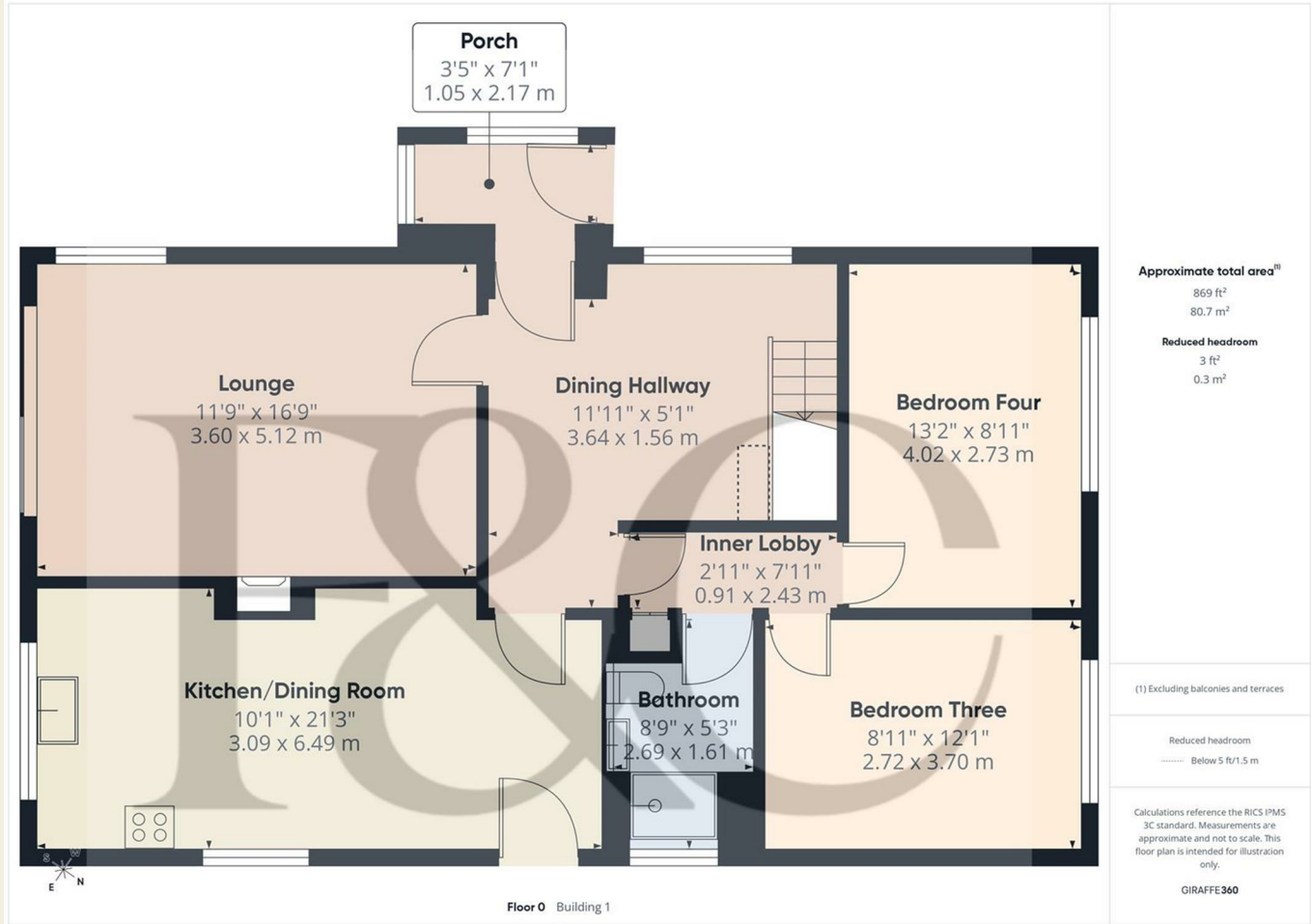
16'10" x 9'2" (5.15 x 2.81)

With power, lighting, side personnel door, window and front door.

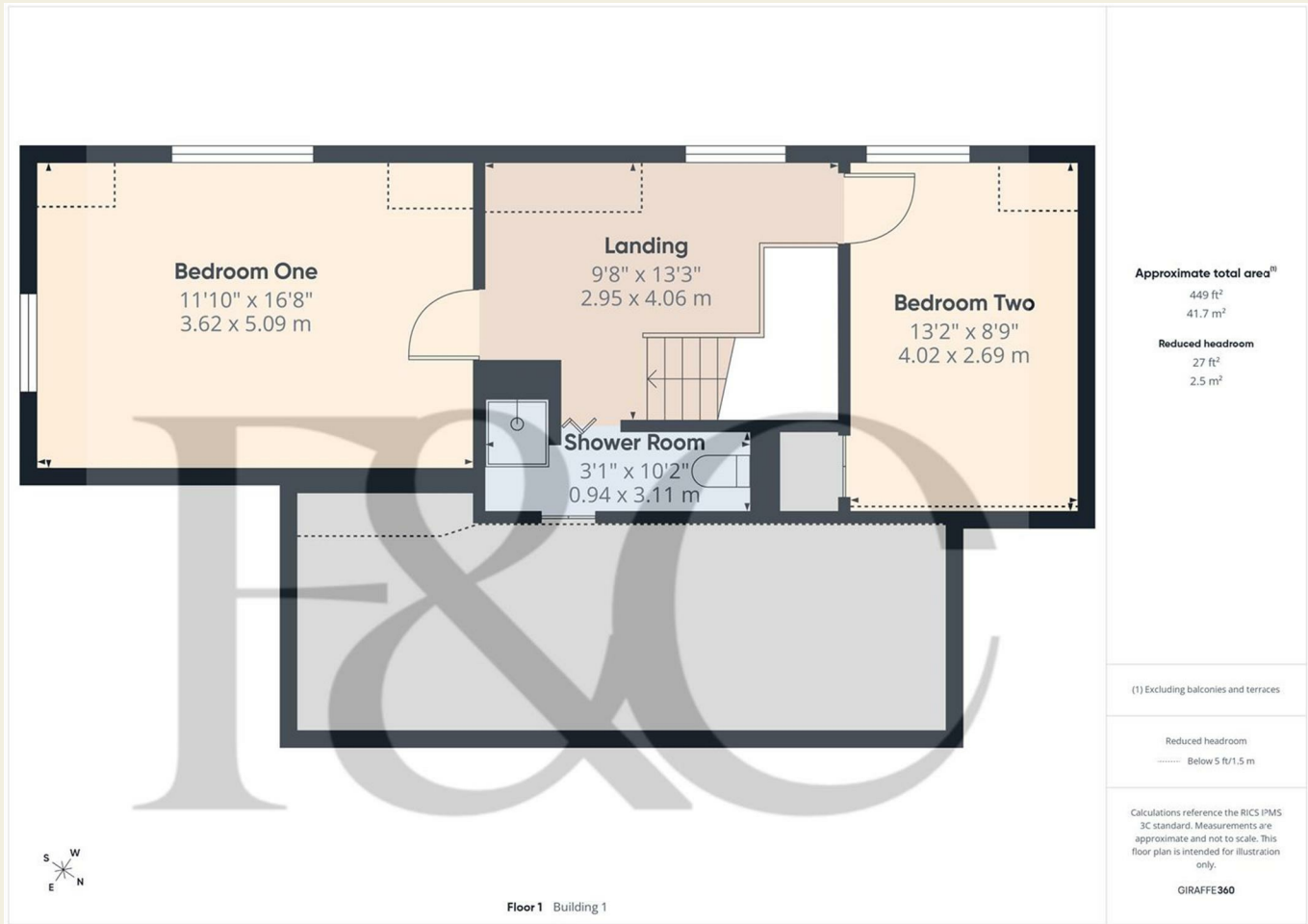


Council Tax Band - E
Derbyshire Dales

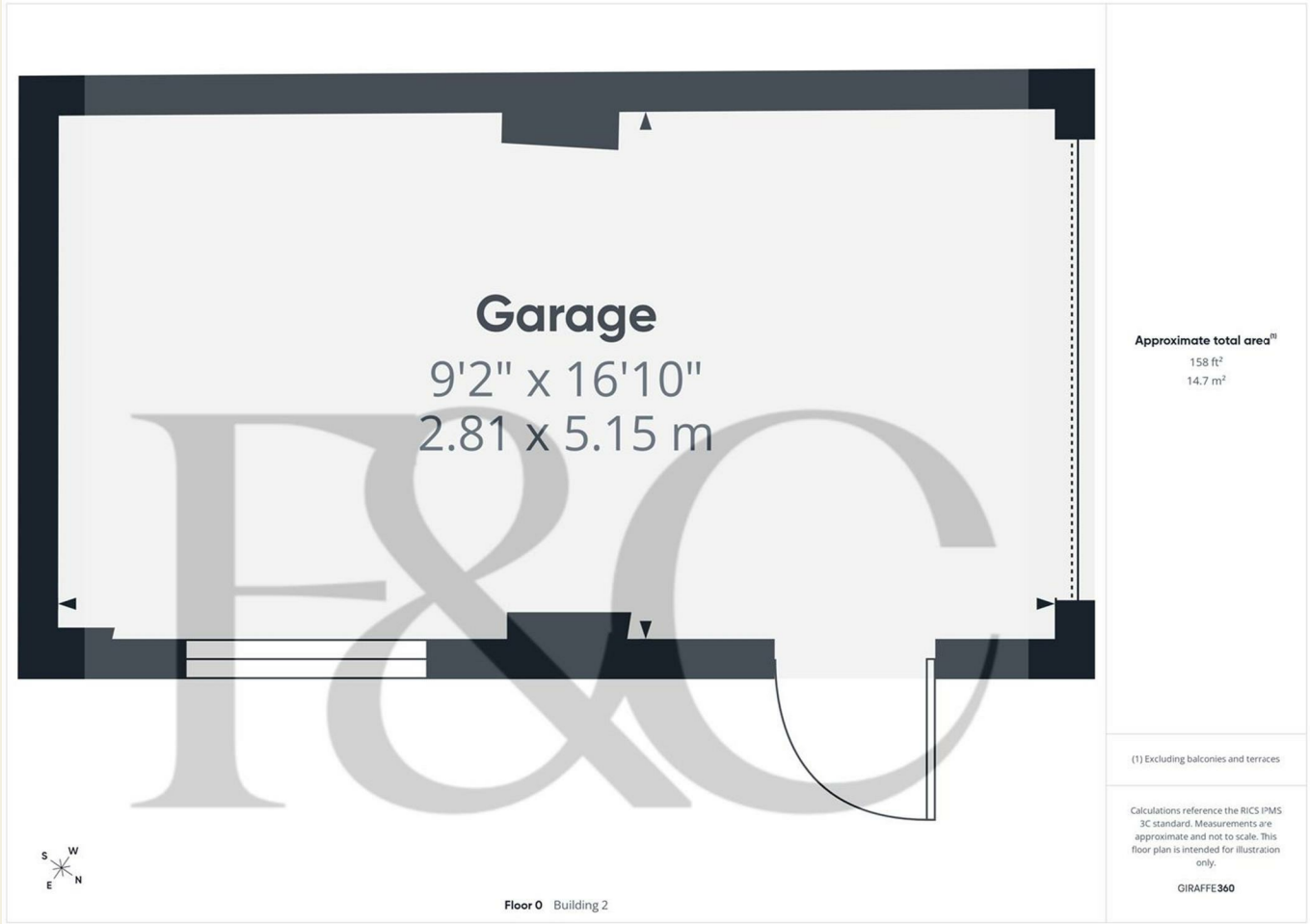




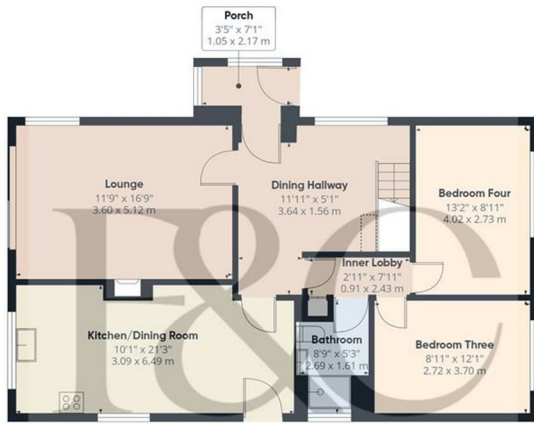
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



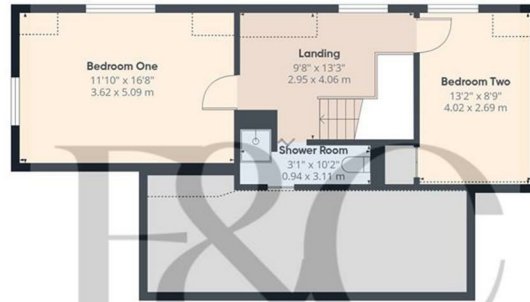
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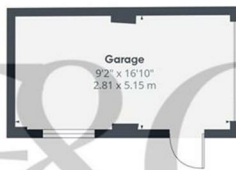
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1476 ft²
137.1 m²

Reduced headroom
30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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