

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Wall Edge, Red Lane Makeney, Belper, Derbyshire DE56 0RT



Enjoying a stunning position with outstanding views over the Derwent Valley, is this individual four bedroom detached residence

- No upward chain • Individual detached family home • Outstanding views over the Derwent Valley • Potential for annexe accommodation • Gas central heating and double glazing • Delightful conservatory • Fitted kitchen and separate utility room • Principal bedroom with Juliet Balcony and Luxury En-suite • Three additional bedrooms • Family bathroom • Low maintenance gardens • Gated parking
- **VIEWING STRONGLY RECOMMENDED** •

Price £470,000



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GENERAL INFORMATION

Enjoying a sought after and favoured location, fine views over the Derwent Valley this individually designed well-presented detached family home offering four bedroom centrally heated and double glazed accommodation.

Internally the property has been well-maintained over many years and provides, entrance hallway, guest cloakroom, superb lounge with magnificent feature fireplace leading to a delightful conservatory, taking full advantage of the views, large formal dining room, snug or TV room, breakfast room adjacent to the well appointed fitted kitchen and a separate utility room. The accommodation could be altered to provide annexe accommodation.

To the first floor off a spacious landing access is gained to the principal bedroom which has French doors with Juliet balcony taking advantage of delightful views over the Derwent Valley, comprehensively fitted wardrobes and furniture and a luxury up-graded five piece en-suite shower room. There are three additional bedrooms and a family bathroom.

Outside, is a carefully managed patio style garden with well-stocked borders with areas to enjoy Alfresco dining and the property benefits from gated entrance with parking to the front.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this good sized family home in a highly desirable residential location and viewing can be strongly recommended.

LOCATION

Makeney is situated with ease of access to local facilities available both at Holbrook, Little Eaton and Duffield.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALLWAY

With stairs to the first floor off, low cost storage heater, glazed picture window.

GUEST CLOAKROOM

Comprising low level w.c., vanity wash hand basin with storage cupboard and worktop adjacent, tiled surround, radiator.

LOUNGE 5.45m x 4.06m (17'11" x 13'4")

Having a magnificent feature brick fireplace with heavy stone mantel, raised hearth with slate and wood burning stove, decorative coving, double radiator with decorative cover, French door with glazed side screens providing access to:

DELIGHTFUL CONSERVATORY 7m max x 2.66m (23'0" max x 8'9")

Having tiled flooring, radiator and French doors leading to garden.

FORMAL DINING ROOM 5.2m x 4.75m (17'1" x 15'7")

With French doors and glazed side screens, decorative spotlighting, two radiators.

STUDY/SNUG 2.59m x 2.48m (8'6" x 8'2")

Radiator, TV point.

WELL-APPOINTED KITCHEN 3.82m x 3.22m (12'6" x 10'7")

Please note the latter measurement being a maximum measurement that includes the pantry. Having 1½ bowl inset sink unit with mixer tap over and base cupboard under, a range of drawers with work surfaces over, tiled surrounds, complementary wall mounted cupboards, china display cupboard, Range type cooker (included in sale) with



extractor hood over, free standing fridge freezer (included in sale) and dishwasher (included in sale), walk-in shelved pantry, kick-space heater, stable door providing access to the rear.

BREAKFAST ROOM 3.2m x 2.6m (10'6" x 8'6")

With radiator and French door and glazed side screen providing access to the conservatory.

UTILITY ROOM 2.65m x 1.63m (8'8" x 5'4")

With boiler providing domestic hot water and servicing the central heating system, plumbing for automatic washing machine, extractor fan.

ON THE FIRST FLOOR

SPACIOUS LANDING

Having:

STUDY/POTENTIAL BEDROOM 2.49m x 2.3m (8'2" x 7'7")

Radiator and access to loft space.

BEDROOM FOUR 2.9m x 2.73m (9'6" x 8'11")

Radiator, wooden stripped flooring, decorative spotlighting.

PRINCIPAL BEDROOM 5.1m x 3.68m (16'9" x 12'1")

With a comprehensive range of full-height built in wardrobes with hanging and shelving with complementary matching chest of drawers, wooden stripped flooring, decorative spotlighting, radiator and French doors and glazed side screen leading to the Juliet balcony and door leading to the en-suite.

JULIET BALCONY

Providing stunning views over the Derwent Valley.

LUXURY RE-FITTED EN-SUITE SHOWER ROOM

Comprising low level w.c., bidet, twin bowl vanity wash hand basin with storage cupboards under, built in drawers and cupboards, corner shower with glazed curved side-screen,

tiled surround, radiator, decorative spotlighting, extractor fan, heated towel rail.

BEDROOM TWO 3.79m x 3.62m (12'5" x 11'11")

Radiator, fine views over the Derwent Valley, decorative coving, spotlighting.

BEDROOM THREE 3.79m x 3.4m (12'5" x 11'2")

Radiator, part-panelling to one wall, built in wardrobes with storage cupboards over, radiator.

FAMILY BATHROOM

Comprising panel bath with folding glazed side screen with shower over, tiled surround, low level w.c., wash hand basin, radiator, spotlighting and storage cupboard.

OUTSIDE & GARDENS

Outside is a delightful easy to manage patio style garden with a variety of areas for Alfresco dining, well-screened with mature borders, to the front is a gated entrance with ample car standing space.

COUNCIL TAX BAND

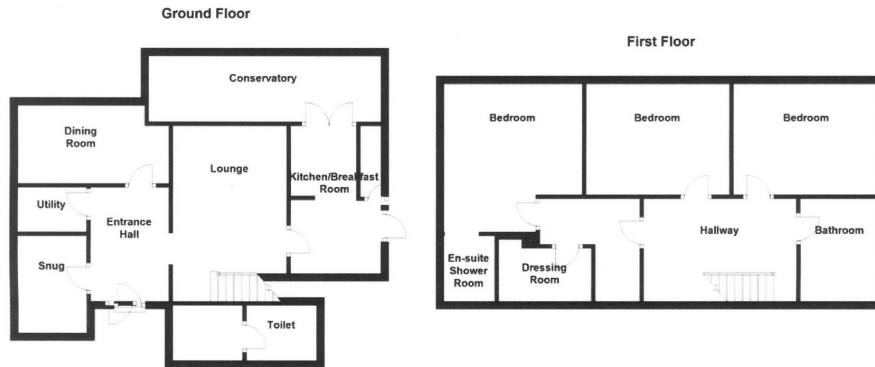
Amber Valley District Council - Band E.

DIRECTIONAL NOTE

From Derby proceed via the main A6 travelling through Allestree old village and continuing where signposted towards Duffield. When approaching Duffield take the turning right where signposted for Makeney. Following the road to the left, after approximately 1½ miles take the turning right into Red Lane and the property will be situated immediately on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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