



1 Rose Lane Mews  
Ticknall  
Derby  
DE73 7JW

Offers Over £399,999

- Idyllic village location
- Within easy walking distance of Calke Abbey National Park, bars and restaurants
- Ideal for the professional couple
- No chain
- Entrance hall
- Dining room with adjacent snug
- Well-appointed kitchen and utility room
- Ground floor bedroom with luxury en-suite
- First floor lounge with access to balcony
- Two additional bedrooms

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

Occupying a sought-after and favoured location within the highly popular village of Ticknall. This stylish three-bedroom semi-detached mews style property offers gas central heating, double glazing and sumptuously appointed accommodation throughout and is offered for sale with the benefit of vacant possession.

An internal inspection will reveal a wealth of charm and character, offering easy-to-manage accommodation ideal for a professional or retired couple. The property extends to the entrance hall, ground floor utility room, well-appointed fitted kitchen with integrated appliances, useful dining room and adjacent snug with feature fireplace and principal bedroom with luxury en-suite shower. To the first floor is a galleried lounge with exposed ceiling truss and door, giving access to the balcony a perfect spot to enjoy a morning coffee or evening tippie. Two further bedrooms, one with fully fitted wardrobes, and a family bathroom.

Outside, to the front of the property is a formal garden with lawns, borders, and a shared carport with storage space above.







The sale provides a very genuine opportunity for a discerning purchaser to acquire this semi-detached mews style residence with character and charm in a highly favoured village of Ticknall and therefore viewing is strongly recommended.

#### LOCATION

Ticknall is an attractive village with ease of access to delightful facilities including fashionable bars and restaurants, the popular and famous Calke Abbey National Park, Staunton Harold Reservoir, the cosmopolitan facilities available in Melbourne, which is a short distance away and swift access to the motorway networks of the M1, M42 and East Midland's International Airport.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

Having tiled flooring, with stairs to the first floor and doors opening into the Ground Floor Bedroom, Kitchen and Utility

##### UTILITY ROOM

2.5 x 2 (8'2" x 6'7")

The boiler, which services the central heating system and provides domestic hot water is housed here. Worktop is inset with a sink unit with mixer tap over, a base cupboard under, laminate flooring, a tall food/broom cupboard, a double radiator and plumbing for an automatic washing machine.

##### WELL-APPOINTED KITCHEN

4.55 x 2.41 (14'11" x 7'11")

Fitted with a quality range of units comprising a range of base and drawer units with work surfaces over, inset with a sink and side drainer, tile surround, complementary wall mounted cupboards, integrated dishwasher, fridge freezer, five ring gas hob with extractor hood over, built-in double oven and grill in matching housing unit (all Neff appliances), further wall mounted cupboards with roller shutter sliding doors for appliances, decorative spotlighting and radiator. An open leads into a

##### SNUG

4.59 x 2.7 (15'1" x 8'10")

It is a charming space for entertaining, a brick fire surround, a window to the side aspect, and a radiator.

##### DINING ROOM

4.64 x 2.39 (15'3" x 7'10")

Having a window to the rear aspect, beams to ceiling and ceiling light point.

##### BEDROOM 1

3.5 x 3.5 (11'6" x 11'6")

With a window looking out to the front aspect, a radiator and built in wardrobes. A door leads through to the ensuite

##### SPACIOUS EN-SUITE SHOWER ROOM

Offering underfloor heating, heated chrome towel rail, w.c., and wash hand basin. A step rises to a corner shower cubicle with tile surrounds, a glazed side screen, decorative spotlighting, an extractor fan and built-in storage cupboards.

#### ON THE FIRST FLOOR



### GALLERIED LOUNGE

4.55 x 4.49 (14'11" x 14'9")

A lovely light space with stripped flooring, a double radiator, and access to a balcony is ideal for Alfresco dining and enjoying fine views over Ticknall. There is a beamed ceiling, wall light points, a window to the front aspect, velux style roof light and an airing cupboard housing the domestic hot water and central heating tank.

### BEDROOM THREE

4.59 x 2.68 (15'1" x 8'10")

With wooden stripped flooring, and a range of built-in wardrobes, radiator and beamed ceiling.

### INNER LOBBY

With doors leading off to Bedroom Two and bathroom

### BEDROOM TWO

3.4 x 3.3 (11'2" x 10'10")

Having a window to the front aspect, radiator and ceiling light point

### WELL APPOINTED FAMILY BATHROOM

A spacious well-appointed room with a Four-piece suite comprising a w.c, corner shower with



glazed screen, panel bath with shower over, wash hand basin, tiled surrounds, tile flooring, decorative spotlights, heated chrome towel rail and loft access point.

### OUTSIDE & GARDENS

Outside, is a formal garden laid mainly to lawn with well-stocked flowering and herbaceous borders.

### SHARED CARPORT

With parking for one vehicle and attic storage above.

### AGENTS NOTES

### CONDITION 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.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

The rating authority for this property is South Derbyshire District Council - Tax Band E.

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

### FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>



## SCHOOLS

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

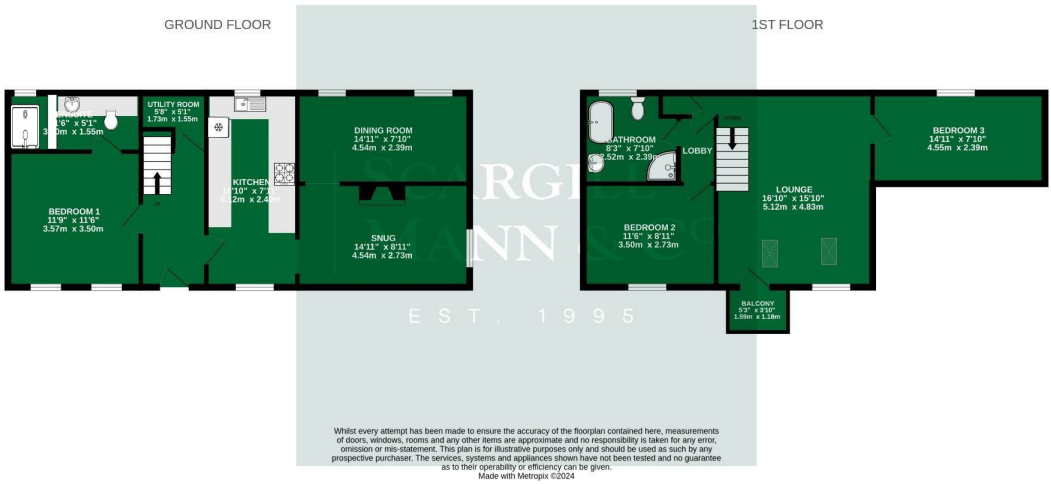
## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



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 DE24 8GX  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC