



**NAHILLAH  
BENTLEY FOLD  
ELLASTONE  
DE6 2GX  
OFFERS OVER £650,000**









## NAHILLAH, BENTLEY FOLD, ELLASTONE, DE6 2GZ

Occupying a sought after village location set back from the road on a private cul-de-sac, this superb, individual architect designed four bedroom detached residence was built in 1998 to an exceptionally high standard.

The property offers generously proportioned and well designed accommodation ideal for family living. The accommodation comprises a large entrance hall with space for a seating area, office, cloakroom, dining kitchen with French doors opening onto the garden, utility room and sitting room with feature fireplace and patio doors opening onto the garden. On the first floor there are four double bedrooms, the master bedroom has an ensuite bathroom and there is also a family bathroom and separate family shower room.

A special feature of the property is undoubtedly, the large mature gardens from which there are stunning views over open countryside with local brook at the bottom of the garden. The plot in total extends to approximately 1/3 of an acre and also has the benefit of a driveway providing ample parking and access to the integral double garage.

Ellastone is a highly regarded village, with village pub and restaurant, parish church and sporting amenities – bowls, tennis, snooker and playing field, situated between Ashbourne and Uttoxeter. The River Dove is only a short walk away and there are numerous footpaths along the riverside and across the surrounding open countryside.

The property has the benefit of oil fired central heating, upvc double glazed windows and security alarm system.

Offered for sale with NO UPWARD CHAIN

### ACCOMMODATION

A partially double glazed, timber, front entrance door opens into the

**Entrance Hallway** 7.53m x 3.24m [18'2" x 10'8"] overall measurements. With front aspect upvc double glazed window, coved ceiling, side aspect upvc double glazed window, radiator, exposed wooden floorboards and staircase leading to the first floor. Doors lead to the sitting room, kitchen, office, cloakroom, storage cupboard and integral garage.

**Office** 3.77m x 3.26m [12'4" x 10'8"] having a front aspect upvc double glazed window, radiator and ceiling beams.

**Cloakroom** providing a low flush wc, wash hand basin, partially tiled walls, radiator, tiled flooring and side aspect upvc double glazed window.

**Dining Kitchen** 6.38m x 4.12m max [20'11" x 13'6" max] Having a comprehensive range of wall and base units and drawers with limed oak fronts, integrated Bosch dishwasher, NEFF electric double oven and NEFF four ring electric hob with extractor hood above. Space for refrigerator, work surface with inset one and a half bowl sink and drainer unit and tiled splash back. Ceiling beams, tiled flooring, two radiators, rear aspect upvc double glazed windows and upvc double glazed French doors opening onto the rear garden. A door leads to the

**Utility Room** 2.94m x 1.89m [9'7" x 6'3"] having a continuation of the tiled flooring and base units and drawers matching those in the kitchen. Plumbing for a washing machine, work surface with inset ceramic sink and drainer unit, tiled splash back, radiator, side aspect upvc double glazed window and upvc double glazed side entrance door.

**Sitting Room** 6.03m x 4.28m [19'9" x 14'] having a beamed ceiling, two radiators, feature brick fireplace with wooden mantel, Cornish slate hearth and inset multi fuel stove. Upvc double glazed sliding patio doors leading onto the rear garden.

**First Floor Landing** 6.39m x 3.86m [20'11" x 12'8"] maximum and 2.19m [7'2"] minimum. Offering ample space to accommodate a study area. Having access to the roof space which has a loft ladder and light to the attic. Front aspect double glazed window, radiator and inbuilt airing cupboard/ linen store.

**Master Bedroom** 5.43m x 4.34m [17'10" x 14'3"] measured up to the wardrobes. Having a coved ceiling, two radiators, two rear aspect upvc double glazed windows overlooking the rear garden and countryside beyond. There is a range of fitted bedroom furniture including wardrobes providing hanging and shelving space, drawers, dressing table and bedside drawers. Door to

**En Suite Bathroom** comprising a 'P' shaped bath with Triton electric shower over, glazed shower screen and tiled surround. Pedestal wash hand basin, low flush wc. Front aspect upvc double glazed window, partially tiled walls and heated towel rail.

**Bedroom Two** 4.04m x 3.8m [13'3" x 12'5"] having a front aspect upvc double glazed window, radiator and a range of fitted bedroom furniture including wardrobes providing hanging and shelving, dressing table/desk and bedside drawers.

**Family Bathroom** 2.38m x 1.92m [7'10 x 6'4"] comprising bath with Triton electric shower over, glazed shower screen and tiled surround, pedestal wash hand basin, low flush wc, heated towel rail and partially tiled walls.

**Bedroom Three** 4.15m x 3.31m [13'7" x 10'10"] having a coved ceiling, radiator and upvc double glazed rear aspect window overlooking the garden and countryside beyond.

**Bedroom Four** 4.15m x 2.98m [13'7" x 9'9"] having a fitted double wardrobe, coved ceiling, radiator and rear aspect upvc double glazed window again overlooking the rear garden and countryside beyond.

**Family Shower Room** 3m x 2.51m [9'10" x 8'3"] overall measurements. Comprising a curved double shower cubicle with Triton electric power shower, pedestal wash hand basin, low flush wc. Partially tiled walls, heated towel rail and side aspect upvc double glazed window.

#### **OUTSIDE**

To the front of the property there is a driveway providing ample parking and leading to the

**Integral Double Garage** 5.84m x 5.51m. Having two up and over electric garage doors, side aspect upvc double glazed window, light and power, access to the roof space, cold water tap. The garage also houses the Worcester oil fired central heating boiler.

Access to the side of the property leads to the delightful rear garden. There is a flagstone patio immediately to the rear, with electric power sockets, taking full advantage of the stunning countryside view. There is an extensive lawned garden with well stocked borders, mature shrubs, bushes and trees. The property adjoins a small brook at the bottom of the garden.

#### **SERVICES**

It is understood that mains electricity, water and drainage are connected.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Band G.

#### **EPC RATING D.**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **DIRECTIONS**

Leave Ashbourne town centre in a westerly direction along the main A50 to Mayfield/Leek road. After crossing over Hanging Bridge at Mayfield turn left along the B5032 and proceed into the village of Ellastone. Proceed down the hill following the road round to the left and passing the Duncombe Arms. Continue a little further along before turning left into Bentley Fold where the property is located on the left hand side.

Ref: FTA2489

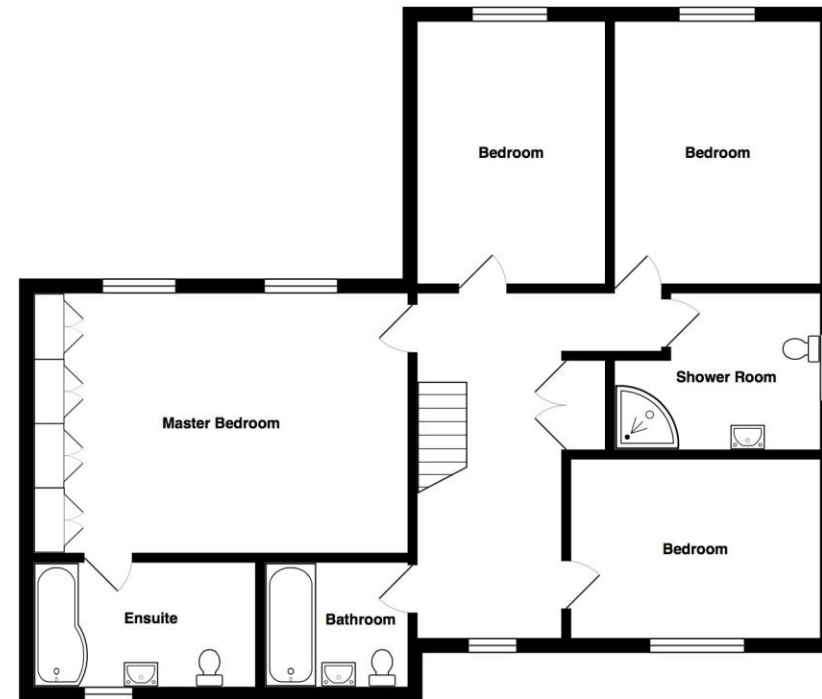
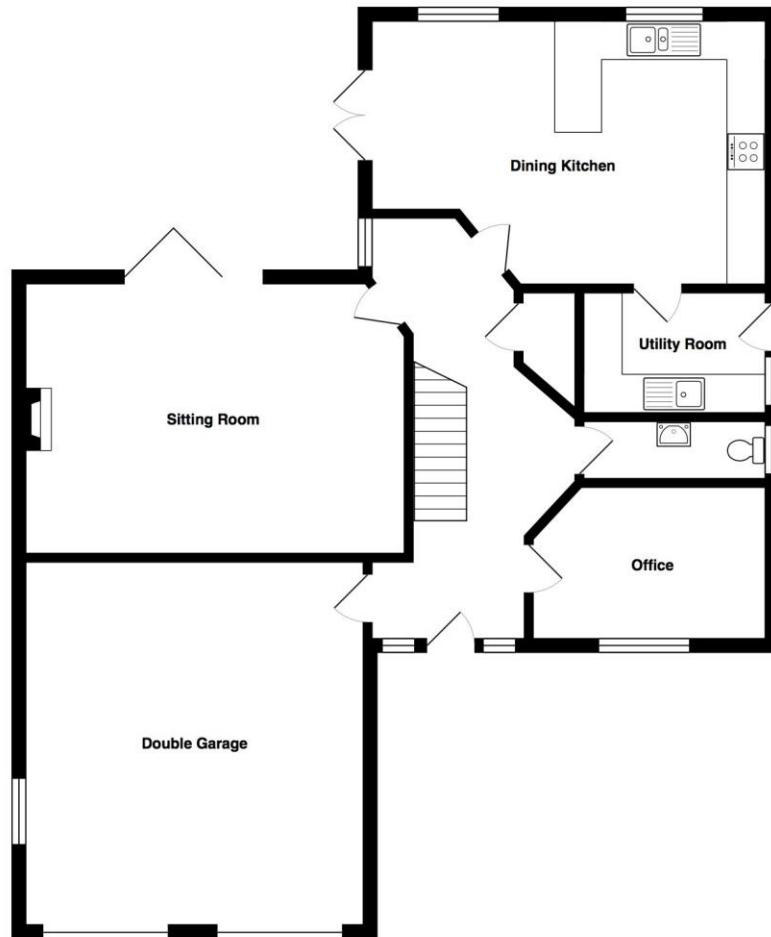








Nahillah, 3, Bentley Fold, Main Road, Ellastone, DE6 2GZ



Total Area: 221.4 m<sup>2</sup> ... 2383 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*