

Sudbury Park

Sudbury, Ashbourne, DE6 5HU

John 
German





Sudbury Park

Sudbury, Ashbourne, DE6 5HU

£289,500

Substantial traditional semi detached home providing well maintained and generously sized accommodation including a good sized conservatory, benefitting from solar panels and an air sourced central heating system.



Whether looking to move up or down the property ladder, your first home, or a move to a more rural residence, viewing and consideration of this well proportioned home is highly recommended to appreciate its room dimensions and layout, delightful plot and convenient location. It benefits from a recently installed air source central heating system and solar panels which provide reduce electricity costs and an income.

Situated in a popular area providing easy access to the surrounding villages of Sudbury village, Doveridge and Hatton, the towns of Ashbourne, Uttoxeter and Burton upon Trent plus the city of Derby. The nearby A50 dual carriageway links the M1 and M6 motorways.

Accommodation - An enclosed porch with a part obscure glazed entrance door opens to the welcoming hallway where stairs rise to the first floor having an under stairs cupboard, a built in cloaks cupboard and doors to the spacious ground floor accommodation.

The front facing sitting room has a focal chimney breast and a fireplace plus a wide window providing ample light. Behind is the separate living room which could be used as a formal dining room if preferred, also having a focal fireplace.

Linking the living room and fitted kitchen is the good sized brick base and uPVC double glazed constructed conservatory having both power and heating therefore expanding the ground floor living space, with French doors opening to the delightful rear garden.

The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below the side facing window, a fitted electric hob with an extractor over, built in double electric oven, an integrated dishwasher, fridge and freezer plus concealed plumbing for a washing machine. The tiled floor is the same as the conservatory and a door returns to the hallway.

To the first floor the landing has a side facing window providing natural light with doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, and all having built in storage. The rooms to the front enjoy a far reaching outlook.

Completing the accommodation is the well planned family bathroom which has a white suite incorporating both a panelled bath and a separate shower cubicle plus the airing cupboard which houses the pressurised hot water cylinder. There is also a separate fully tiled WC.

Outside - To the rear there is a delightful paved patio with block paved and shale edging providing a lovely seating and entertaining area enjoying a degree of privacy, also having a timber bench. Timber trellising and an arch leads to the lawn which has well stocked beds and borders containing a large variety of shrubs and plants in addition to a further block paved seating area. At the top of the garden is a timber deck and summerhouse.

To the front is a garden laid to lawn enclosed by established hedges with a central path leading to the front door plus gated access to the rear garden. On the opposite side of the road is a further lawn providing potential for off road parking.

The property benefits from a garage positioned in a separate garage block situated further along Sudbury Park.



what3words: befittingassets.pacemaker

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The property benefits from solar panels providing reduced electricity costs and income, the ownership will transfer to the new owner.

There is a small maintenance charge of approx. £100 per annum for the communal elements of Sudbury Park. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heating system

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

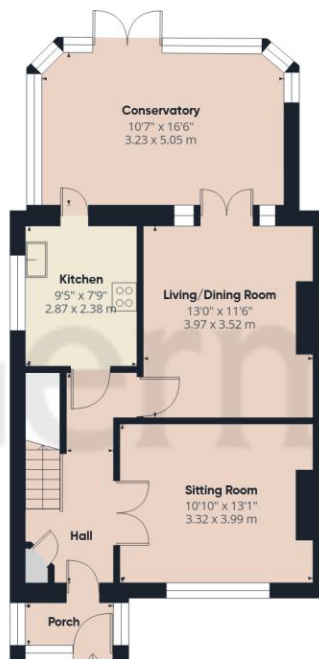
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29042025

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



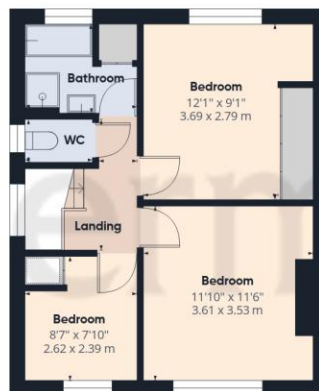


Ground Floor

Approximate total area⁽¹⁾

1084 ft²

100.8 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



