



6 Thurvaston Road, Marston Montgomery, Derbyshire DE6 2FF

-  3
-  1
-  2
-  **900 sq ft**

A charming three-bedroom end-terraced house, situated in an elevated position offering delightful views. Complete with off-road parking and a garage to the rear, this property is located in the highly desirable village of Marston Montgomery in the Derbyshire Dales.



BENNET SAMWAYS are pleased to present this charming three-bedroom end-terraced house, situated in an elevated position offering delightful views. Complete with off-road parking and a garage to the rear, this property is located in the highly desirable village of Marston Montgomery in the Derbyshire Dales. With no upward chain, it presents an ideal opportunity for first-time buyers, buy-to-let investors, or those looking to downsize.

Interior - Upon entering the property through the porch leading into the hallway, you'll find a convenient understairs cupboard, a guest cloakroom, and access to a cosy living room boasting a feature brick fireplace with an electric fire and picturesque views over the front garden and beyond. The breakfast kitchen is equipped with base and wall-mounted units with worktops, plumbing for a washing machine, space for a fridge, and an Aga (which the owner believes may require some attention). Additionally, there's a utility room and rear porch opening onto the garden. Upstairs, the landing leads to an impressively sized master bedroom, a second bedroom with built-in wardrobes, and a further third bedroom. The shower room has been recently refitted with a modern suite.

Exterior - The front garden is accessed via a pathway and steps, featuring a lawn and plant borders with side access to the rear. The rear garden is spacious, boasting a generously sized paved patio, lawns, and borders. A detached garage with a side door is accessible via a private road to the rear, offering additional parking space. Further parking options could be created by opening up the rear fence or utilising the garage.

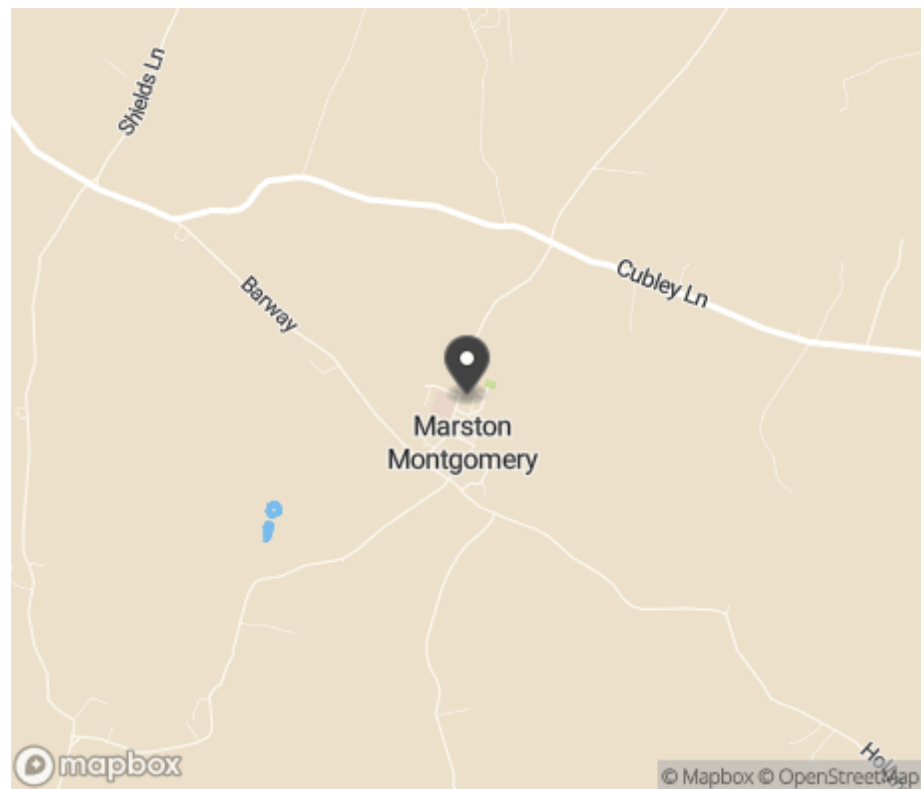
Locality - a beautiful quaint village in a quiet corner of the Derbyshire Dales, located 7 miles from Ashbourne and 15 miles from Derby. Also convenient for A50/ M6/ M1 Commuting Network. Within the village there is Marston Montgomery Primary School, village hall, a thriving pub in the heart of the village known as 'The Crown Inn' and the Church of Saint Giles dates back to Norman times. There is lovely selection of varying styles of architecture surrounded by glorious countryside. Within a few miles there are excellent private schools with Abbotsholme School, Denstone College and the JCB Academy. Marston Montgomery is also within the catchment area of Queen Elizabeth Grammar School (QEGS) in Ashbourne. Golf is available in Ashbourne and Uttoxeter - the new Championship standard JCB Golf Course is close by, as is the Uttoxeter Race Course. As well as the world famous Peak District just around the corner. The award-winning Denstone Farm shop is just 5 minutes away in the car.

Owner's perspective - I moved into Marston Montgomery with my family 62 yrs ago. My childhood memories being brought up in a beautiful, quiet, calm picturesque countryside village with space, wildlife, lots of walks, cycling, including Horses passing through the village and to this day all this is still possible and living in a neighbourhood watch safe environment with it's history that Marston Montgomery village stands for along side its local school and local Pub. A perfect village environment for any family or retirement couples. Marston Montgomery is approximately 18 miles to Ashbourne Town which is famous for its ancient Shrovetide football and is also named as one of the best towns in Derbyshire. Marston Montgomery is very close to the motorways of the M1 & M6 also railway stations at Burton, Derby and Stoke.

Agents notes - Council Tax: Derbyshire Dales District Council & band B. Tenure: Freehold. Services: Mains water, mains electricity, mains drainage and internet broadband currently not live as the property is vacant. Further notes: There is a private road accessed to the rear and no charges are known.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

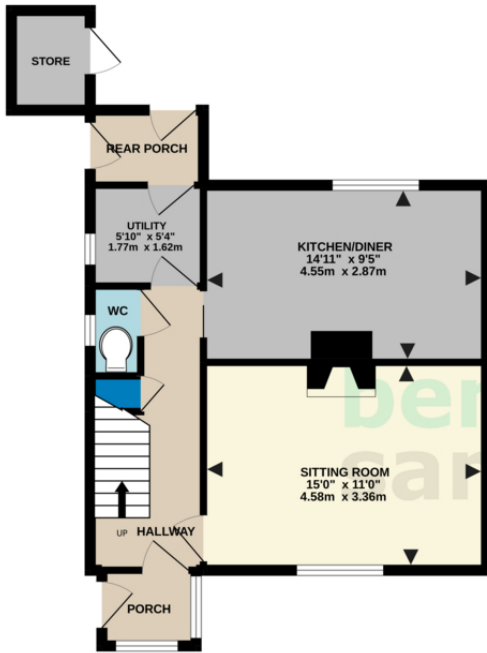




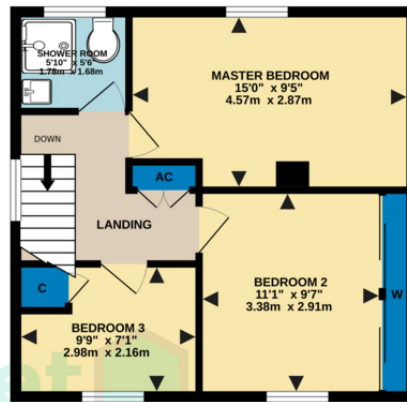
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		45	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		40	74
England, Scotland & Wales			
		EU Directive 2002/91/EC	

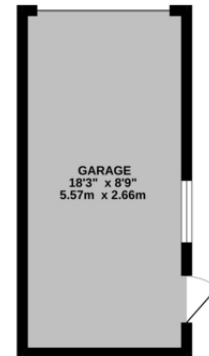
GROUND FLOOR



1ST FLOOR



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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