

Lodge Farm Chase

Ashbourne, DE6 1GY

John German





Lodge Farm Chase

Ashbourne, DE6 1GY

£355,000

Well presented, open plan four bedroom detached property, situated on a popular development in Ashbourne. Ideal family home.



Situated on the popular development of Lodge Farm Chase in Ashbourne, this property is a thoughtfully designed, open plan four-bedroom detached home, perfect for couples or families looking to upsize, whilst also being suitable for couples looking to downsize from a larger property. The property boasts a modern and well-presented open plan living dining kitchen area, making it an ideal space for both relaxing family time and entertaining guests. The property's modern interior is matched by an equally appealing garden, set in an elevated position on the development, that provides good views from the first floor second bedroom.

This home is also tailored for practical modern living with features such as a full fibre internet connection, enhancing its appeal for those who work from home and an electric car charging point. At the rear, the property overlooks a beautiful wildlife corridor, whilst also benefiting from a single detached garage equipped with built-in units and currently used as a gym, providing flexible space for exercise or extra storage.

Entering the property via a composite door into the entrance hallway, there are doors off to the guest cloakroom, sitting area and kitchen, with a staircase to the first floor.

The guest cloakroom has a continuation of the engineered oak flooring with a pedestal wash hand basin with chrome mixer tap and tile splash back, low level WC, with wooden paneling, radiator cover and electric circuit board.

The engineered oak flooring continues into the open plan living dining kitchen, which has preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over with upstand surround. Below, a range of cupboards and drawers provide ample storage and house integrated appliances such as a dishwasher, fridge freezer, and a double electric fan-assisted oven and grill. There's also space and plumbing ready for a washing machine, with additional storage available in the wall-mounted cupboards, one of which contains the Baxi boiler. Additionally, a convenient under-stair storage cupboard offers extra storage space.

The current owners have transformed the living/dining area into an open-plan space, which is brightened by dual aspect windows to front and uPVC French doors open to the rear garden, adding light and easy access to the outdoor area.

On the first-floor landing there are doors off to the bedrooms, family bathroom and a store cupboard housing the hot water tank and shelving. There is also a loft hatch access.

The master bedroom has useful fitted wardrobes with sliding doors and a door into the ensuite. The ensuite is fully tiled, having a pedestal wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower over and chrome ladder style heated towel rail.

Bedroom two has decorative wooden paneling, and also benefits from being dual aspect, with lots of natural light and good views of the surrounding countryside.

There are two further bedrooms, with bedroom three have a spacious built in storage cupboard with shelving with a rear aspect, with bedroom four also having a rear aspect, both overlooking the garden and wildlife corridor.

Moving into the family bathroom, it has been fully tiled, having a white suite, comprising pedestal wash hand basin with chrome mixer tap, low level WC and bath with chrome mixer tap and electric shower. There is a chrome ladder style heated towel rail and an electric extractor fan.

Outside to the rear property is an immaculately presented rear garden consisting of patio seating area with raised laid lawn with further patio seating area at the foot of the garden with herbaceous and flowering borders. Behind the garden is a wildlife corridor adding a degree of privacy and helping to create a peaceful setting.

Alongside the property, a tarmac driveway offers ample off-street parking and includes an electric car charging point, adding a modern convenience. Adjacent to this is a single detached garage, which is not only functional for vehicle storage but also features a boarded loft space accessible via a pull-down ladder, perfect for additional storage. The garage is equipped with an up-and-over door, power, and lighting. Inside, it also includes rolled-edge preparation surfaces with storage cupboards and drawers below, and space for a fridge freezer, making it an ideal setup for hosting gatherings and barbecues.

Agents note: We understand there is an annual maintenance company charge (greenbelt) of £213.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). **Broadband type:** Superfast Fibre

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

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

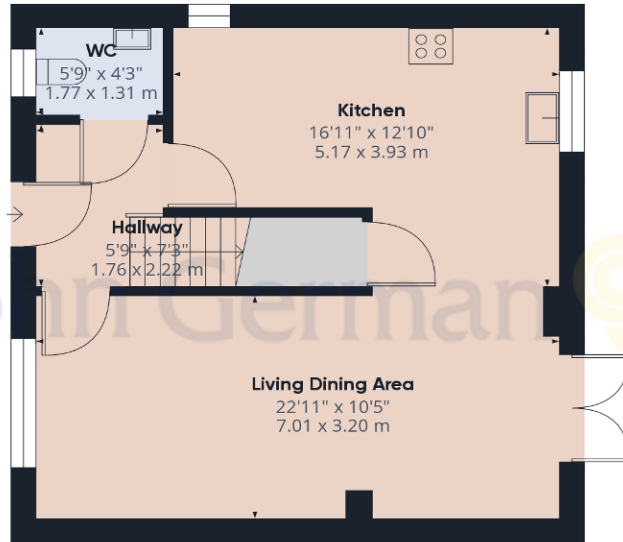
Local Authority/Tax Band: Derbyshire County Council / Tax Band E

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

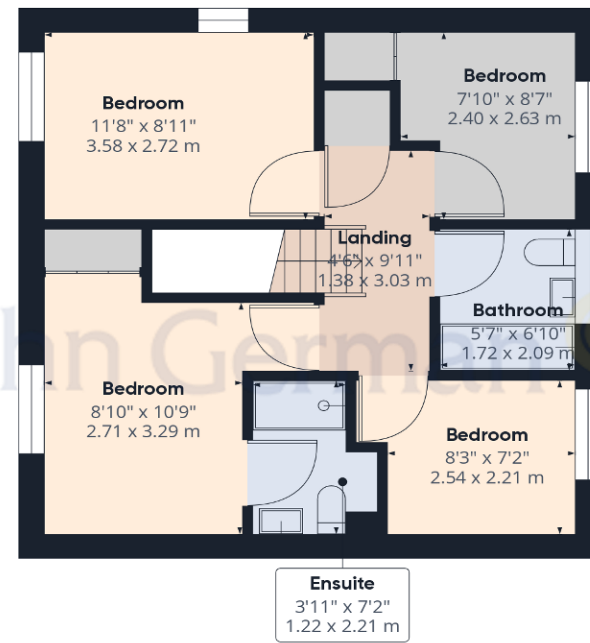
Our Ref: JG A07052024



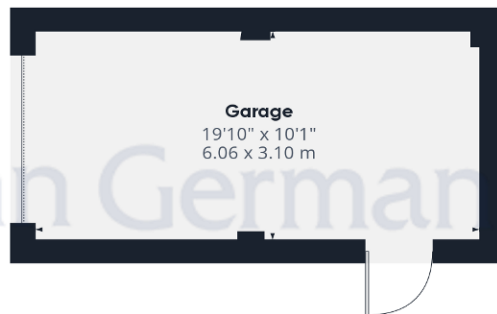




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1203.62 ft²

111.82 m²

(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.

GIRAFFE360



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.

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.

AWAITING EPC MEDIA

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.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



