

Lathkill Drive

Ashbourne, DE6 1TZ

John German






Lathkill Drive

Ashbourne, DE6 1TZ

£350,000



High specification detached family home in Ashbourne occupying a spacious plot including a large front garden, perfect for entertaining having a summer house, which could be utilised as a home office or gym.

Located in a popular development in Ashbourne is this beautifully presented detached home, built to a high standard by Chevin Homes. The property combines modern design with functional living spaces, making it ideal for families. A standout and unusual feature is the spacious front garden, which is perfect for outdoor activities and entertaining guests. The property is complemented by a well maintained rear garden, a single detached garage and a summer house that could be used as a garden room, gym, or home office, depending on your needs, further enhancing the property's appeal. It has gas fired central heating, sealed unit double glazing and solid wooden internal doors throughout.

Entering the property via the front composite door into the reception hallway with a staircase to the first floor, useful storage cupboards and a guest cloakroom leading off having a wash hand basin with chrome mixer tap and vanity cupboard beneath, low level WC and electric extractor fan.

To the front is the sitting room that has a bay window adding space and light to the room.

Moving into the dining kitchen that has a stylish range of two tone units complemented by quartz preparation surfaces with matching upstand incorporating an inset ceramic 1 ½ sink with adjacent drainer and chrome mixer tap alongside a matching peninsular again with quartz top, seating and drawers. There is an integrated fridge freezer, dishwasher, a Leisure Cuisinemaster range electric oven with five ring gas hob over plus plumbing for a washing machine.

On the first floor the master bedroom has the benefit of its own en suite having white suite featuring a pedestal sink with a chrome mixer tap, low-level WC, corner shower unit with a chrome mains shower, a chrome heated towel rail and modern contrasting wall tiling. In addition there is an electric shaver point and an extractor fan. Bedrooms two and three are both spacious doubles, with bedroom three additionally featuring a loft hatch access, whilst bedroom four offers a comfortably sized single room.

The family bathroom has a bath with chrome mains shower above, pedestal wash hand basin with a chrome mixer tap and a low-level WC. Additionally, it offers a chrome ladder-style heated towel rail, contemporary wall tiling along with an electric shaver point and an extractor fan.

Undoubtedly one of the unique selling features of this property is the spacious front outdoor space. It includes a patio area with pavers complemented by a herbaceous planting area and wood chip borders. Beyond this is a spacious, mainly laid lawn encircled by a timber fence, creating a perfect setting for entertaining.

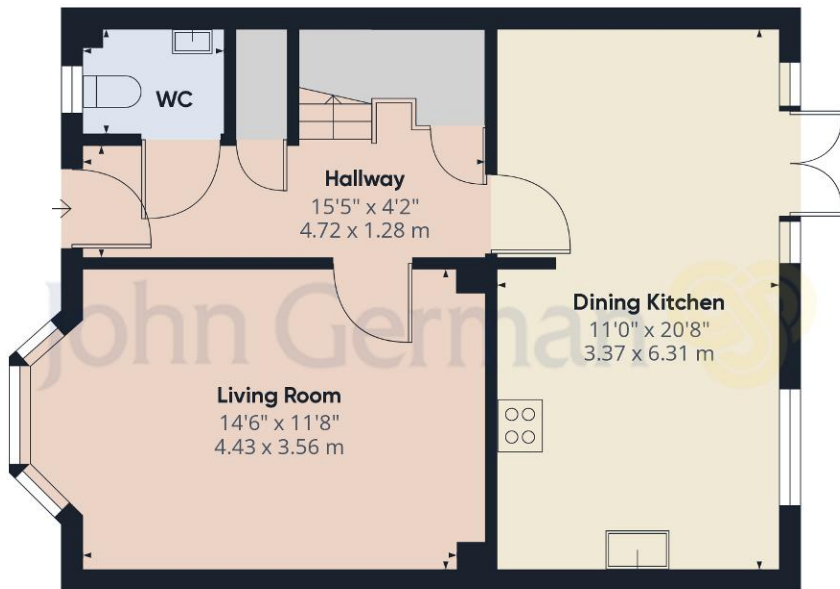
To the rear of the property is a paved patio seating area with gravel border giving way to a laid lawn and there is further space to both sides of the property. Notably, one side features an impressive summer house which is insulated and equipped with electric heating, a roof window, power, and lighting. This versatile area is ideal for hosting gatherings, serving as a home office, or functioning as a gym.

The property also benefits from a single detached garage which has power, lighting and electric up and over door, with appliance space and plumbing for white goods. In front of the garage is a spacious driveway, providing ample off-street parking for multiple vehicles.

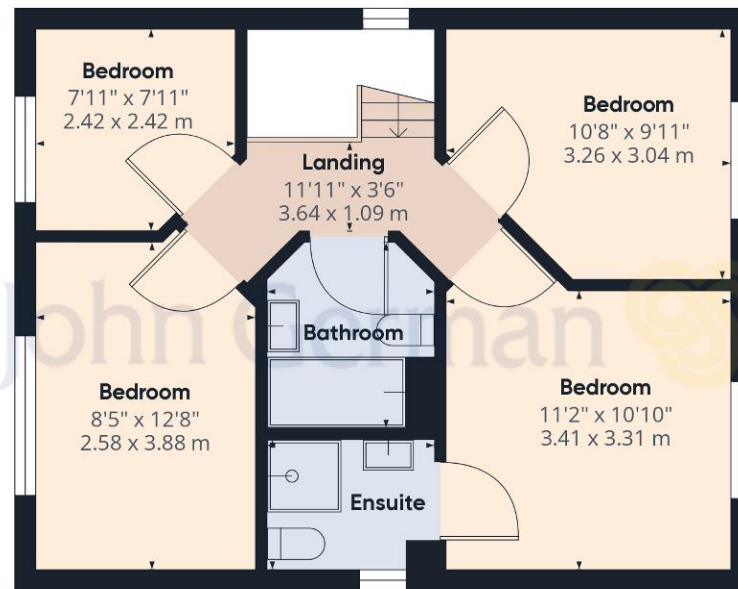
Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Ultrafast full Fibre
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14052024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1349.9 ft²

125.41 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



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		94 A
81-91	B	84 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



