

The Plain

Ashbourne, DE6 3BZ



A mature family home located within a pleasant village providing access to Derby, Ashbourne and open countryside, offered with early vacant possession.

£225,000



John German

The front entrance door opens into an enclosed porch which in turn has a glazed door leading through to the entrance hall which has stairs off. From here, a glazed door to the right opens into the pleasant, spacious and light lounge which has a fireplace housing a living flame gas fire with fitted bookshelves and cupboards to either side recess.

To the rear is an attractively fitted kitchen with a range of modern fitted base and wall units surmounted by roll edge worksurfaces with inset 1.5 bowl stainless steel sink and mixer tap having tiled splashbacks. There is an upright fridge freezer and Cannon multifuel range cooker with stainless steel extractor hood above and tiled flooring.

Off the kitchen is a utility area with tiled floor, appliances spaces with plumbing for a washing machine and dishwasher, surmounted by worktops. Both of these appliances and the tumble dryer are available if desired. There is a cloakroom with fitted low level WC and beyond the utility a door opens into a uPVC double glazed conservatory stretching across the rear of the property which has a part tiled floor, central heating radiators, a wall mounted gas fired boiler and uPVC double glazed door opening directly to the rear garden.

To the first floor there is a landing having loft access and fitted airing cupboard. The master bedroom has a range of attractive modern wardrobes whilst there are two further bedrooms, each also with fitted storage solutions. These are both served by a shower room which has a large walk-in shower with glazed enclosure, low level WC and pedestal wash hand basin.

The property is set back behind an ornamental front garden with brick boundary wall and pedestrian gate flanked by shaped lawns with attractive borders and path leading to the front door, together with side pedestrian access taking you to the rear with an enclosed garden comprising a patio area, large garden shed, shaped lawns with attractive borders, ornamental planting including a number of fine acers together with a greenhouse and a vegetable plot beyond.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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
www.derbyshiredales.gov.uk

Our Ref: JGA/17042025

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