





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

£225,000





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: <u>https://checker.ofcom.org.uk/</u> **Mobile signal/coverage**: See Ofcom link <u>https://checker.ofcom.org.uk/</u> **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B **Useful Websites:** <u>www.gov.uk/government/organisations/environment-agency</u> <u>www.derbyshiredales.gov.uk</u> **Our Ref:** JGA/17042025

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.

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.

















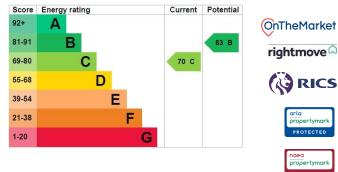


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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