

# Lodge Farm Chase

Ashbourne, DE6 1GY



NO UPWARD CHAIN - Modern four bedrooomed detached house with single detached garage and off street parking. Occupying a popular cul-de-sac location in Ashbourne.

£335,000



John German

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this modern four-bedroomed detached family home, with a single detached garage and driveway. The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit upvc double glazing.

Location - Ashbourne is a very quaint market town and has some charming period architecture and a highly convenient location on the edge of the beautiful peak district. The town itself offers an excellent range of facilities including shops, restaurants and bars as well as regular bus service and beautiful walks in the surrounding open countryside.

Accommodation -- having composite door providing access to:

Reception Hallway - having central heating radiator. Doors providing access to dining kitchen, sitting room and guest cloakroom.

L-Shaped Dining Kitchen - 5.18m x 2.66m extending to 7.00m (16'11" x 8'8" ex - having preparation surfaces with upstand surround, inset one and a half stainless steel sink with chrome mixer tap over and adjacent drainer. Range of cupboard and drawers beneath the work surface with integrated appliances consisting of Zanussi washing machine, dishwasher, fridge freezer and double Zanussi electric fan assisted oven and grill. Range of complementary wall mounted cupboards over. Boiler. Central heating radiators. Sealed unit double glazed windows in upvc frames to side and rear. Wooden door providing access to useful and spacious under stairs storage cupboard. Sealed unit double glazed upvc French doors providing access to rear garden.

Sitting Room - 4.41m x 3.19m (14'5" x 10'5") - having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

Guest Cloakroom - 1.76m x 1.23m (5'9" x 4'0") - having pedestal wash hand basin with chromed mixer tap over and tiled splashback. Low level WC. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to front. Wall mounted electric circuit board.

First Floor Landing - with doors providing access to bedrooms, family bathroom and useful storage cupboard housing hot water tank. Loft hatch access,

Bedroom One - 4.25m x 2.70m (13'11" x 8'10") - Please note the former measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed windows in upvc frames to front. Wooden door provides access to:

En-Suite - 1.59m x 2.19m (5'2" x 7'2") - having a white suite comprising of pedestal wash hand basin with chromed mixer tap over with tiled splashback. Low level WC. Double shower cubicle with mains chrome shower over. Electric extractor fan. Central heating radiator.

Bedroom Two - 3.58m x 2.68m (11'8" x 8'9") - having central heating radiator. Sealed unit double glazed windows in upvc frames to front and side.

Bedroom Three - 2.52m x 2.20m (8'3" x 7'2") - having central heating radiator. Sealed unit double glazed window in upvc frame to rear.

Bedroom Four - 2.61m x 2.33m (8'6" x 7'7") - having central heating radiator. Sealed unit double glazed window in upvc frame to rear.

Family Bathroom - 1.89m x 2.05m (6'2" x 6'8") - having a white suite comprising of pedestal wash hand basin with chrome mixer tap over and tiled splashback surround. Low level WC. Bath with chrome mixer tap over and chrome mains shower over with glass shower screen. Electric extractor fan. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

Outside - To the rear of the property is a patio seating rear which gives way to a laid lawn with side gate access onto the front driveway and the single detached garage with an up and over door.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

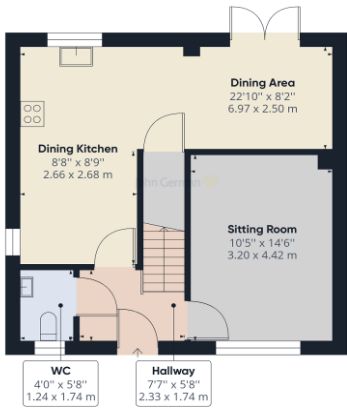
**Our Ref:** JGA/06052025

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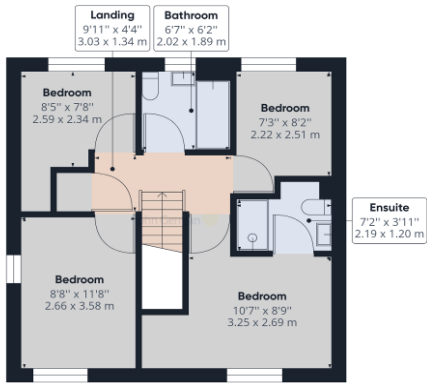
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.







Ground Floor



Floor 1

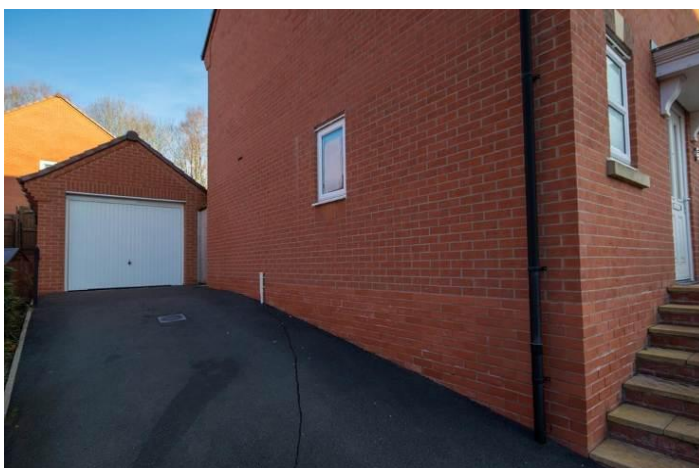
Approximate total area<sup>(1)</sup>  
992.78 ft<sup>2</sup>  
92.23 m<sup>2</sup>

(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





AWAITING EPC MEDIA



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