

# Appletree Lane

Marston Montgomery, Ashbourne, DE6 2FP

John  
German







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£380,000

This lovely modern home offers traditional exterior styling, a large private garden and superior modern internal luxuries, built to compliment the idyllic surroundings, a testament to contemporary living, in a courtyard setting. Available with no upward chain.





Set on a select modern development in this idyllic Derbyshire village, the property is ideal for couples or families seeking comfort and modern convenience. Appletree Lane includes plenty of attractive communal greenspaces including a paddock and a large pond, which ensure that development blends into its countryside setting perfectly. The village boasts its own primary school, village pub "The Crown Inn" and the newly built village hall is home to a range of organised clubs and events. Located between Ashbourne (often referred to as the "Gateway to the Peak District") and Uttoxeter, the property is ideally positioned for a range of local amenities, including excellent schooling options – Within catchment for Queen Elizabeth's Grammar School (QEGS) and there is private Schooling nearby at Denstone College. An excellent range of shops and dining options can be found in nearby Ashbourne and Uttoxeter with easy access to the A52 and A515 the A50 is within easy reach, connecting to the M1 and M6 motorways for commuting further afield.

The property benefits from full uPVC double glazing throughout, under floor heating throughout the ground floor and radiators on the first floor. Entrance to the property is via a spacious entrance hall with stairs rising to the first floor having an understairs storage cupboard which also houses the workings for the air source heating. There is also a very useful understairs shoe cupboard. Doors lead off to the ground floor living spaces including the guest cloakroom which is fitted with a low flush WC and wall mounted wash basin.

The generous open plan dining kitchen overlooks the rear garden and is fitted with a sleek range of modern base and eye level units with worktop space, inset one and a half bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, built-in oven and microwave, and an induction hob with extractor hood over. There is plenty of space remaining for a large dining table and chairs. Glazed double doors leading through to the lounge which enjoys a lovely double aspect overlooking the front courtyard and with French doors opening out onto the rear garden.

On the first floor a central landing has doors leading off to the bedrooms and bathroom.

The master bedroom enjoys views over the rear garden and trees beyond, fitted with a double wardrobe and benefiting from an en-suite shower room comprising a shower enclosure, vanity wash basin with storage beneath, low flush WC and an electric towel radiator. Bedroom two is a lovely double bedroom again with views over the rear garden whilst bedroom three is a good sized single room which overlooks the courtyard.

Completing the internal accommodation is the family bathroom which is fitted with a low flush WC, vanity wash basin with storage beneath, panelled bath with shower over and glass screen plus an electric towel radiator.

Outside the property is located in a lovely courtyard setting with parking available in front of the property and a generous garage to the side with a courtesy door to the rear.

The rear garden is unusually large for this type of property having been landscaped to include two sizable paved patio areas and generous lawn. The garden overlooks a triangle of uncultivated land, lined by mature trees which provides a haven for local wildlife as well as an excellent degree of privacy.

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

**Please note:** Grounds maintenance fees of approx. £325 per annum. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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

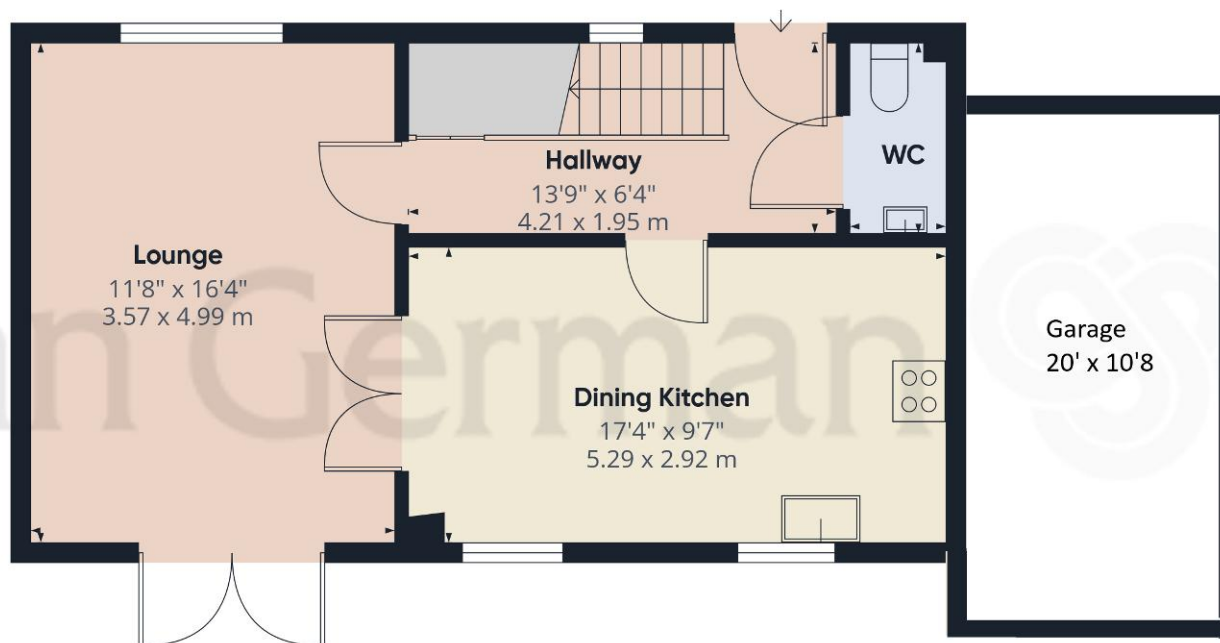
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062025







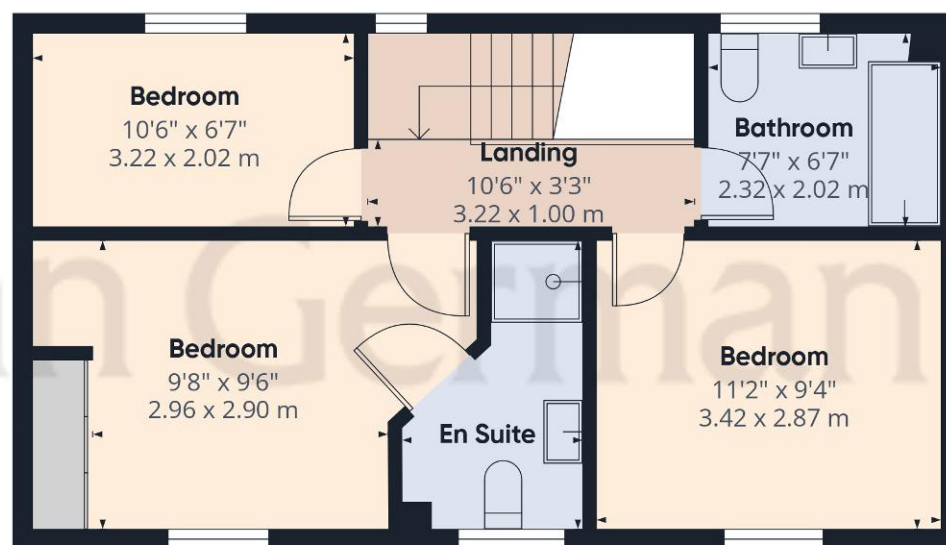


Ground Floor

Approximate total area<sup>(1)</sup>

898 ft<sup>2</sup>

83.5 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

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#### Referral Fees

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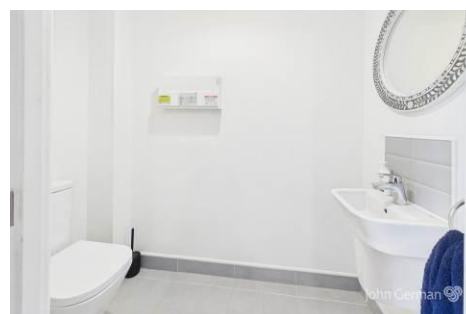
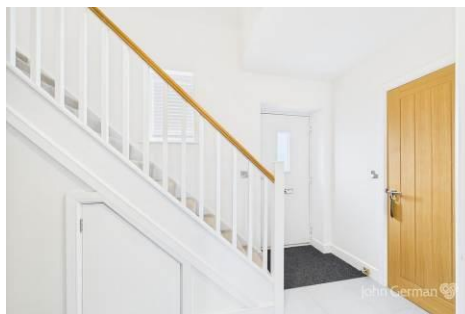
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#### John German

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Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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