

Spencer Close

Ashbourne, DE6 1BU

John
German





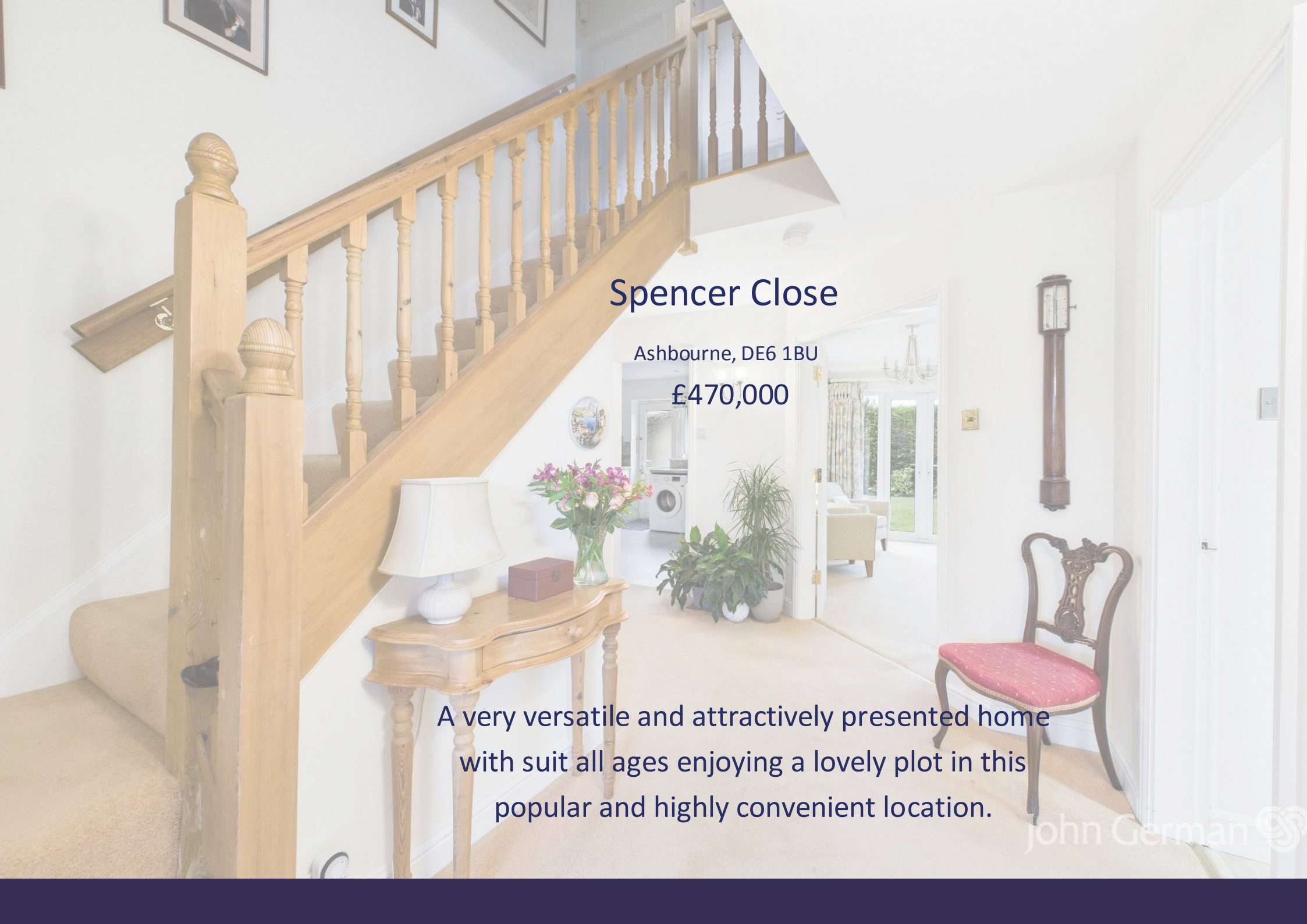
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The image shows a bright, well-maintained interior of a house. On the left, a wooden staircase with a light-colored carpet and a wooden handrail and balustrade leads up. Below the stairs, a wooden console table holds a white lamp, a small red box, and a vase of pink flowers. To the right of the console table, a tall, narrow wooden clock stands on the wall. A wooden chair with a red upholstered seat is positioned next to the clock. In the background, a hallway leads to a living area with a chandelier and a dining area with a large window. A washing machine is visible in a utility room area.

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£470,000

A very versatile and attractively presented home with suit all ages enjoying a lovely plot in this popular and highly convenient location.

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Accommodation - A recessed porch has a solid entrance door giving access to the very attractive light hallway having stairs off with timber balustrade and a useful fitted storage cupboard below.

Off the hall is a fitted cloakroom with a vanity unit and wash basin, low level WC, tiled surrounds, laminate floor and chrome heated towel rail.

At the front of the property is a dining room or family room, with bay window and built in cupboard. On the opposite side of the hall is an additional ground floor bedroom or study which has laminate flooring and is equipped with a Terry's lifestyle lift which can accommodate two persons and gives direct access to the master bedroom above.

At the rear is a stylish fitted kitchen with a range of contemporary base cupboards, deep drawers and wall units surmounted by quality worktops having an inset 1.5 bowl stainless steel sink and mixer tap, smart tiled splash backs, inset Siemens four ring induction hob with Bosch extractor hood over, Neff eye level double oven and grill, integrated Bosch fridge freezer, integrated Miele dishwasher along with further appliance space having plumbing for an automatic washing machine. There are attractive glazed china and glass cupboards together with worktop lighting and a cupboard housing the gas fired combination boiler. A PVCu double glazed door and window overlook the rear.

Also at the rear is a well proportioned lounge which has a fireplace with surround housing an inset living flame gas fire. A large deep picture window and double glazed French doors give access and views over the splendid garden.

On the first floor a galleried landing with balustrade has a pleasant sitting area at the front with window overlooking the frontage. The master bedroom is very well proportioned and has a range of built in wardrobes (note there is lift access into this room). It is served by a luxury en suite with tiled walk in shower having a thermostatic unit with rainhead and glazed screen, a vanity wash basin with drawer storage and light over, low level WC, tiled walls and floor.

Bedroom two is a double sized room with a range of storage cupboards, an airing cupboard plus access to large under eaves storage. Bedroom three is a single room and both are served by a luxury bathroom which has a contemporary suite comprising a deep bath in tiled surrounds with useful built in storage below, a vanity wash basin with drawer storage, WC and a separate tiled shower again with a quality thermostatic unit having rainhead and glazed enclosure. There are part tiled walls and floor plus a useful fitted cupboard.

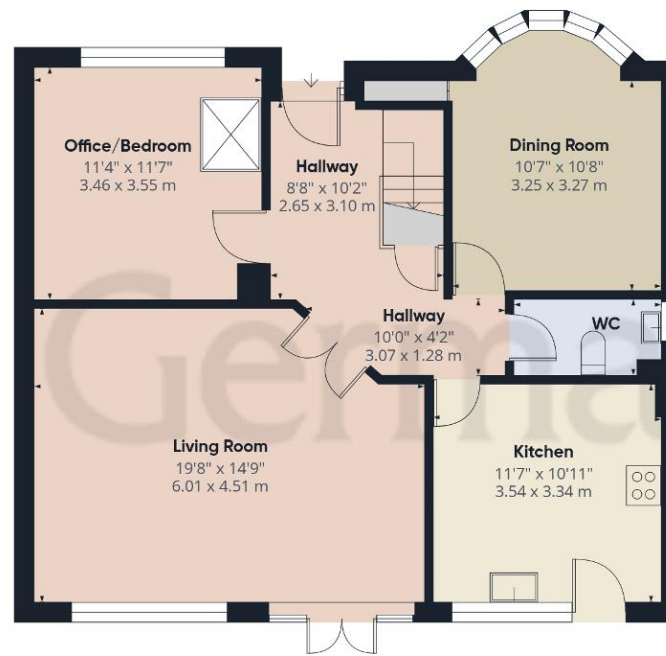
Outside - The property is set behind a neat hedge screen to the front and a spacious block paved driveway extending to the side providing parking and turning space. There is potential for the erection of a garage to the side if desired, subject to consents. A front lawn has ornamental borders and a pedestrian gate gives access to the lovely mature enclosed rear garden which has a paved patio area, shaped lawns with well stocked ornamental borders, hedge screening, mature shrubs and trees. Raised decking with a large garden shed plus a greenhouse. Furthermore a large insulated timber garden studio which has power and light ideal for hobbies or a work from home space .

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: 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency







Ground Floor

Approximate total area⁽¹⁾

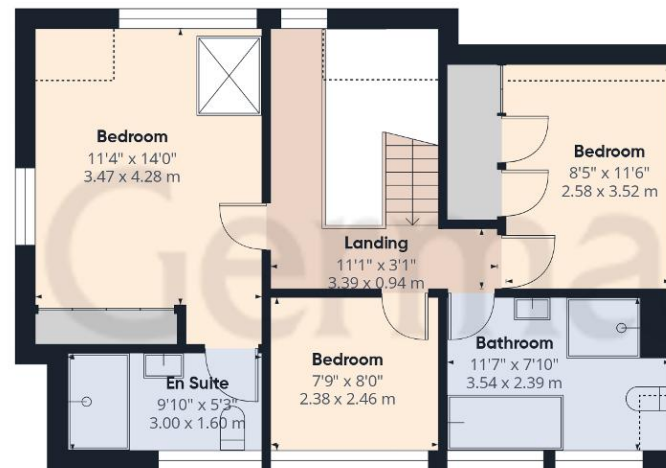
1384 ft²

128.7 m²

Reduced headroom

20 ft²

1.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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