



**GADSBY**  
**NICHOLS**

11 Weaver Close, , Ashbourne, DE6 1BS  
Offers Around £320,000

## 11 Weaver Close, Ashbourne, DE6 1BS



A SPACIOUS, FOUR-BEDROOMED, DETACHED FAMILY HOME, enjoying a pleasant cul-de-sac setting on the fringe of the sought-after Market Town of Ashbourne, with open space to the rear. The property benefits from IMMEDIATE VACANT POSSESSION, and offers an excellent opportunity for modernisation and refurbishment to individual taste and design. The property has extensive UPVC double glazing, and warm-air ducted heating, and briefly comprises: -

GROUND FLOOR, canopy Entrance Porch, Reception Hall, Cloaks/WC, generous Lounge, separate Dining Room, Breakfast Kitchen, side Porch, and Boiler Room. FIRST FLOOR, landing, Four well-proportioned Bedrooms, and Family Bathroom. OUTSIDE, attached Double Garage, driveway parking, and mature front and rear gardens. EPC D, Council Tax Band E.

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### THE PROPERTY

A spacious detached Family Home, ideal for a scheme of modernisation and refurbishment. The property has the added benefit of being available with immediate vacant possession, and comprises; canopy entrance porch, reception hall, cloaks/WC, two reception rooms, breakfast kitchen, side porch, boiler room, four bedrooms, bathroom, double garage, driveway parking, and gardens to the front and rear.

### LOCATION

The property is situated on the fringe of the sought-after Market Town of Ashbourne, which is well served by a comprehensive range of amenities to include highly regarded primary and secondary schools, and is within commuting distance of the City of Derby. Ashbourne is known as 'the Gateway to Dovedale', and as a result is within easy driving distance of the Peak District and spectacular countryside.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 Ashbourne Road, continuing through Kirk Langley and Brailsford, then on entering Ashbourne turn left before Prestons Garage into Old Derby Road, and after approximately 0.5-miles turn left into Weaver Close to find the property on the right-hand side.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13398.

### ACCOMMODATION

Having the benefit of extensive UPVC double glazing, and warm-air ducted heating, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having hardwood leaded-light glazed front door opening to the: -

#### RECEPTION HALL

Having central heating duct, stairs to the first floor, and built-in cloaks cupboard.

#### CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin, together with part-tiled walls.

#### LOUNGE

6.83m x 3.63m (22'5" x 11'11")



Having Adam-style fire surround with marble hearth and backplate, and fitted 'living flame' coal gas fire (NOT TESTED), UPVC double glazed windows to the front and rear, two central heating ducts, and wide square arch to the: -



#### DINING ROOM

3.48m x 3.28m (11'5" x 10'9")



Having central heating duct, parquet wood flooring, and hardwood aluminium double glazed sliding patio doors to the rear garden.

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### BREAKFAST KITCHEN

3.61m x 3.30m (11'10" x 10'10")



Having cream fittings comprising; one double corner base unit, five single base units, drawers, larder unit, four single wall units, and one double wall unit with glazed doors for display purposes, together with work surface areas, stainless steel sink unit with single drainer, central heating duct, and UPVC double glazed window to the rear.

### SIDE PORCH

Having part-exposed brick walling, useful internal access door to the garage, and hardwood aluminium double glazed sliding patio doors to the side.

### BOILER ROOM

Housing a Johnson & Starley gas-fired boiler providing warm-air ducted heating, and domestic hot water.

### FIRST FLOOR

#### LANDING

Having two UPVC double glazed windows to the front,

built-in cupboard, and built-in airing cupboard housing the hot water cylinder.

### BEDROOM ONE

4.55m x 3.63m (14'11" x 11'11")



Having range of fitted wardrobes, central heating duct, and UPVC double glazed window.

### REAR BEDROOM TWO

3.48m x 3.33m (11'5" x 10'11")



Having fitted double wardrobe, UPVC double glazed window, and central heating duct.

### REAR BEDROOM THREE

3.61m x 3.33m (11'10" x 10'11")



Having UPVC double glazed window, and central heating duct.

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### FRONT BEDROOM FOUR

3.61m x 2.21m (11'10" x 7'3")



Having UPVC double glazed window, and central heating duct.

### FAMILY BATHROOM

2.67m x 1.88m max (8'9" x 6'2" max)



Having suite comprising; low-level WC, pedestal wash hand basin, panelled bath, and corner shower

cubicle with shower unit, together with part-tiled walls, and UPVC double glazed window.

### OUTSIDE

#### DEEP FRONT GARDEN

Having lawns, shrub borders, and tarmacadam driveway affording car standing space and leading to the: -

#### ATTACHED DOUBLE GARAGE

5.16m x 4.98m (16'11" x 16'4")

Having up-and-over door, useful internal access door, and electric power and light.

#### WIDE REAR GARDEN



Laid mainly to paving and gravel for easy maintenance, and is enclosed by fencing for privacy.



### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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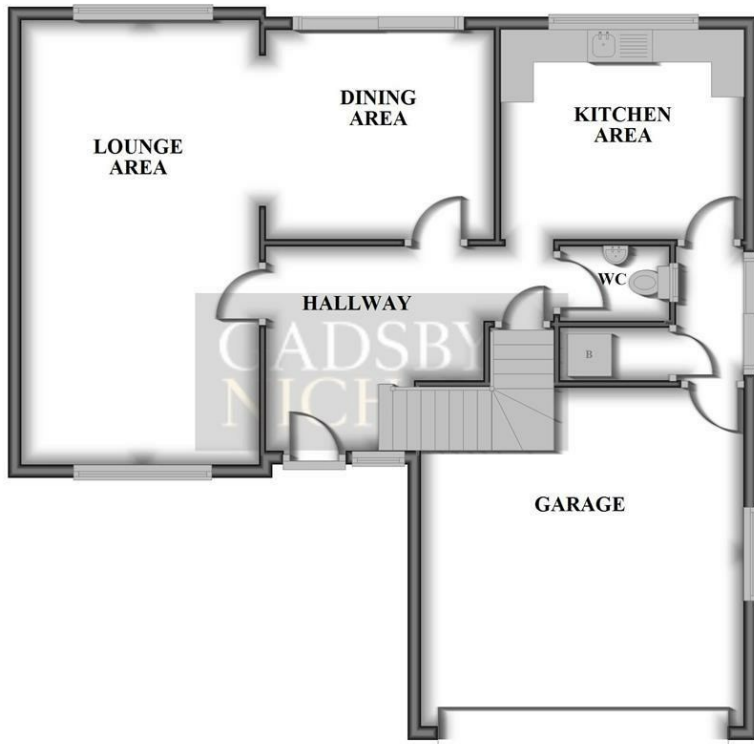
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

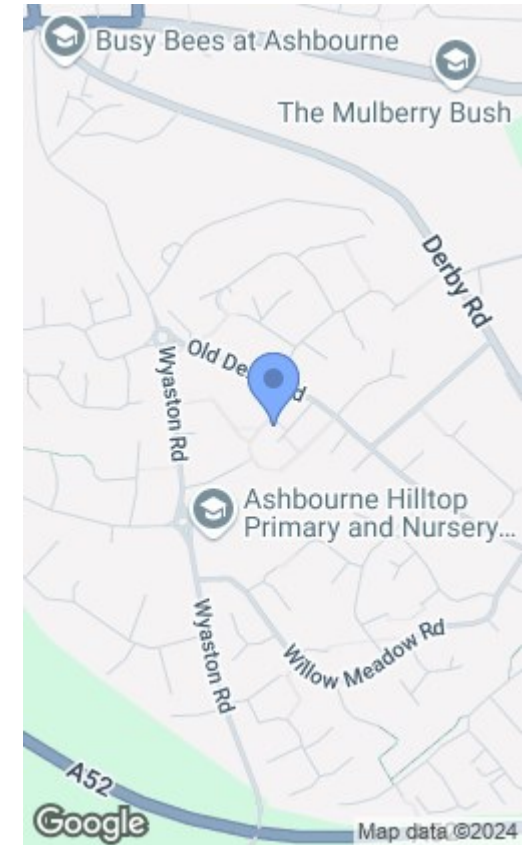
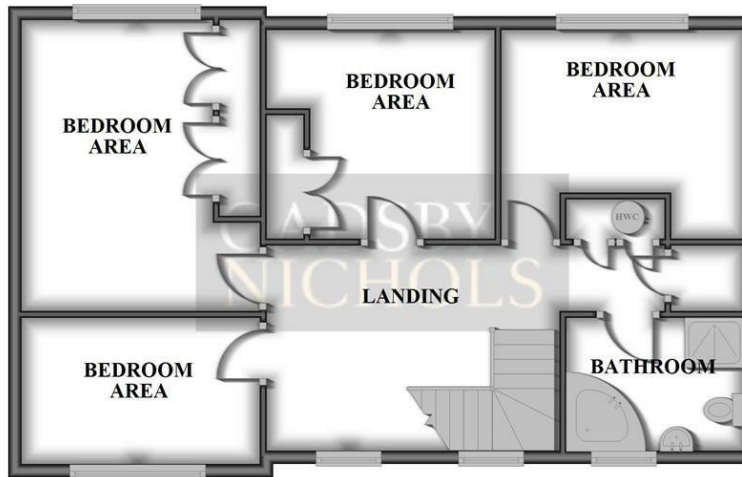
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13398**

GROUND FLOOR



FIRST FLOOR



11 WEAVER CLOSE. ASHBOURNE



Floorplan is an illustration only and cannot be used for any construction purposes.  
Plans supplied by 'Amber Energy Surveys Limited'  
email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	76		
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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