

Sudbury Park

Sudbury, Ashbourne, DE6 5HU



Traditional semi-detached home providing generously sized accommodation suitable for a variety of potential types of buyers, occupying a good sized plot with a southerly facing rear garden and a view over green space to the front. Located in a popular area within easy reach of the surrounding towns & the A50 dual carriageway.

£245,000

John German

Whether searching for your first home, or moving either up or down the property ladder, consideration of this substantial semi-detached home is highly recommended to appreciate the home's room dimensions and layout, excellent plot with its southerly facing rear garden, and most notably its exact position on the popular and established cul-de-sac development.

Located in a popular area providing easy access to the surrounding villages of Sudbury village, Doveridge and Hatton and Tutbury, the towns of Ashbourne, Uttoxeter and Burton upon Trent plus the city of Derby. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the A38 road network.

Accommodation - A uPVC part obscure double-glazed entrance doors opens to the welcoming hallway, providing an immediate impression of the space the property offers with a side facing window providing an ample amount of natural light, a feature tiled floor that flows through the entire ground floor space, stairs rising to the first floor with useful understairs cupboards, and doors to the ground floor accommodation.

To the front of the home is the well-proportioned dining room, providing ample space for a dining suite and some soft seating or workspace if required, with a window enjoying a pleasant outlook. The spacious lounge is positioned to the rear of the home with wide uPVC double-glazed sliding patio doors overlooking the southerly facing garden and providing direct access to the patio, plus a focal chimney breast with a log burner set on a feature hearth.

The fitted kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the side facing window, space for an electric cooker with a stainless-steel extractor hood over, plumbing for both a dishwasher and washing machine, and space for a fridge/freezer. A uPVC part double-glazed door opens to the useful rear porch, providing space for coats and boots with a uPVC part double glazed door leading to the patio and garden.

Upstairs the landing has access to the loft and a side facing window providing natural light. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed and furniture, with the front facing master enjoying an open outlook over greenspaces. Completing the accommodation is the fitted family bathroom which has white suite with feature tiling incorporating a panelled bath with an electric shower and glazed screen above, a built-in airing cupboard housing the hot water cylinder, and a separate wc.

Outside - To the rear the southerly facing garden has a paved patio providing a pleasant seating and entertaining area leading to the good-sized lawn and timber decking with a pergola offering an additional space to relax and enjoy al fresco dining, a water feature plus space for a greenhouse and sheds. Enclosed to three sides by timber panelled fencing with gated access to the front.

To the front there is an enclosed garden laid to lawn with well stocked borders. There is potential to create off road parking to the front, subject to obtaining the necessary planning permission.

W3W: reflected.bulletins.award
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
Electricity supply: Mains
Sewerage: Mains
Parking: On road
Water supply: Mains
Heating: Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26082026

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

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TRADING SCHEME

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