

# Ashover Road

Allestree, Derby, DE22 2PZ



Beautifully presented highly flexible layout with greater square footage than you'd expect. This lovely home has many wonderful features that really deserve a closer look including the impressive entrance hall, stunning bathroom and lovely spacious dining kitchen to name just a few.

£300,000

John German 

Entrance into the property is from the side via a fabulous solid wood entrance door with full height glazed side panels opening into a gorgeous double height entrance hall with stairs rising to the first floor and solid wood flooring. Doors lead off to the ground floor living spaces including the ground floor bathroom.

The main living room also has solid wood flooring and is a lovely bright space with lots of natural light coming from both a large bay window overlooking the front garden and a large side window. The modern fireplace forms the focal point of the room fitted with a living flame gas fire with granite back and hearth and a wooden surround.

The dining kitchen overlooks the rear garden via a set of French doors that open out onto the rear patio with ample dining space in front. The kitchen comprises a range of contrasting white and wood freestanding kitchen base units with a mixture of wood and stainless steel worktops incorporating a sink and gas hob with extractor hood over and a built-in electric oven beneath. Matching wall units and open shelving provide additional storage and there is a clever laundry cupboard. Spaces are provided for a dishwasher and free standing fridge freezer. The room has handmade wall tiles, a tiled floor and a feature glass block full height window to the side.

Bedroom three is located on the ground floor and overlooks the front garden currently used as a games room/home office by the current owners but could comfortably house a double bed if required. Finally, completing the ground floor accommodation is the gorgeous bathroom fitted with a panelled bath with an attractive tiled splashback and a shower over, low flush WC, pedestal wash basin, decorative period style radiator and window to the side.

On the first-floor, stairs lead to a large landing having been fitted with a range of wardrobes and with a generous built-in storage cupboard. There are two excellent first floor double bedrooms with sloping ceilings, exposed beams and generous eaves storage.

Outside, the property is set well back from the road behind a well kept beech hedge and lawned front garden. A long driveway provides ample off road parking, leading to the garage and attractive rear garden mainly laid to lawn with patio area, outside tap, flower/shrubbery beds, vegetable plot, store shed, greenhouse and a summer house set on a second patio.

Ashover Road is conveniently situated to access for local amenities including shopping at Park Farm Centre and Blenheim Parade, local schools, the university, recreational facilities including Markeaton Park and Allestree Park, public transport routes and useful road links via the A6, A52, A38 and A50 networks giving access to the M1.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

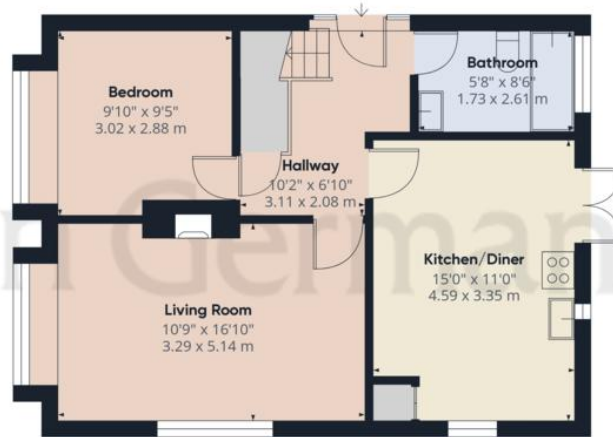
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

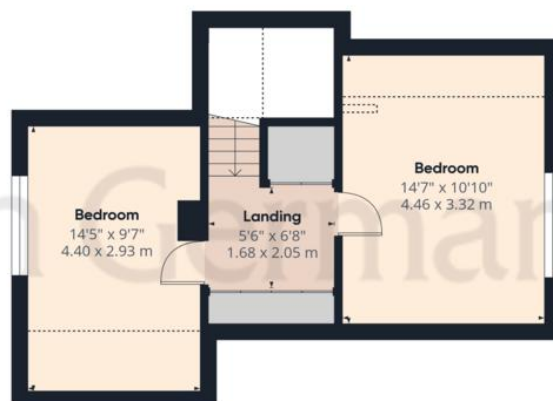
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

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

942.8 ft<sup>2</sup>  
87.59 m<sup>2</sup>

Reduced headroom

55.97 ft<sup>2</sup>  
5.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of these services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**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 you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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

**JohnGerman.co.uk Sales and Lettings Agent**