

Glebe Close, Long Lane

Dalbury Lees, Ashbourne, DE6 5BJ

John
German





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Guide Price £475,000

Spacious five-bedroom detached home on a generous corner plot in a quiet cul-de-sac. No upward chain. Requires modernisation, offering excellent potential. Double garage, full fibre broadband, walking distance to school and pub, with easy access to Ashbourne and Derby.

Located in a quiet cul-de-sac, the property is a five-bedroom detached property set on a spacious corner plot. Available with no upward chain, the home offers an excellent opportunity for buyers seeking a property with scope for improvement. While it requires modernisation throughout, it presents a solid foundation for those looking to personalise and add value. The accommodation includes five bedrooms and two bathrooms, making it a practical choice for families or those needing extra space for home working or guests. Full fibre broadband is available, ensuring fast and reliable connectivity for remote work or study.

Externally, the property benefits from a double garage and generous outdoor space, adding to its appeal. The location is well suited to family life, within walking distance of a well-regarded local pub and a nearby school. With easy access to both Ashbourne and Derby, the property is also well connected for commuting. The property represents a rare chance to secure a home in a sought-after setting with ample space, flexible accommodation, and the potential to create a home tailored to your needs.

Entering the property, a spacious reception hallway provides access to the first-floor staircase, with a useful understairs storage cupboard. From the hallway, doors lead to a ground floor shower room, kitchen, and the main sitting room. The generous L-shaped lounge/dining area features a stone fireplace with tiled hearth and benefits from a triple aspect, with windows to the front, side, and rear. A door opens onto the rear courtyard, and there is an adjoining open-plan space suitable for use as a formal dining area or an additional living space. The kitchen is fitted with rolled-edge work surfaces, an inset 1 ½ composite sink with drainer and chrome mixer tap, and tiled splashbacks. There are base cupboards and drawers with appliance space beneath, a Neff four-ring electric hob with extractor above, and matching wall-mounted units. A door leads through to a side porch. The ground floor shower room comprises a pedestal wash hand basin, low-level WC, and a double corner shower unit with a chrome mains-fed shower. This room also houses the oil-fired boiler.

On the first floor, the landing gives access to five bedrooms and the main bathroom. A built-in airing cupboard houses the hot water tank with shelving above, and there is access to the loft via a ceiling hatch. The family bathroom includes a pedestal wash hand basin with mixer tap, low-level WC, and a sit-in mobility bath. There are four double bedrooms, one of which includes fitted wardrobes, and a fifth single bedroom offering flexibility for use as a study or nursery.

Outside, the rear of the property features a paved patio seating area, gravelled section, greenhouse, and additional hard standing suitable for further seating or a large shed. To one side is a detached double garage with electric up-and-over door, while the opposite side of the property includes a generous lawn with mature planting, flowering borders, and a timber shed.

Please note: The property is currently unregistered with HM Land Registry, but is in the process of being registered.

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 & double 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/>

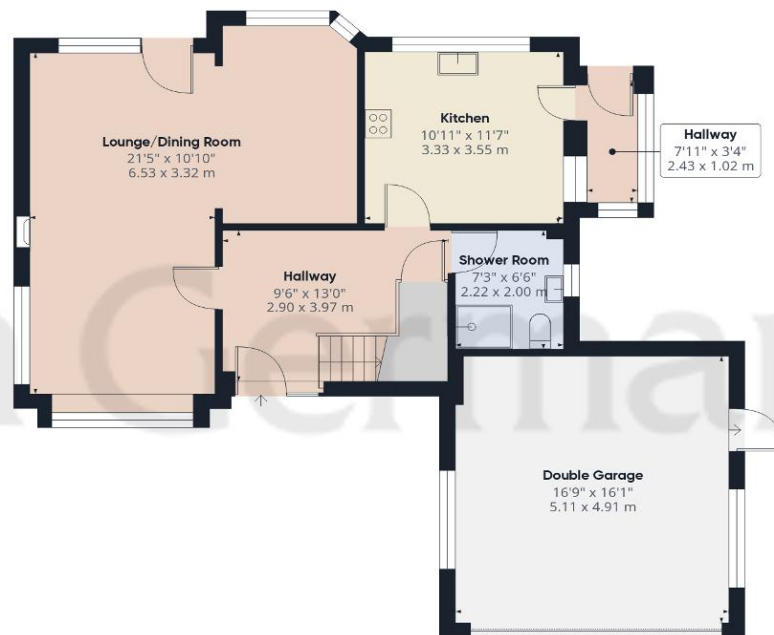
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

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

Our Ref: JGA/14102025





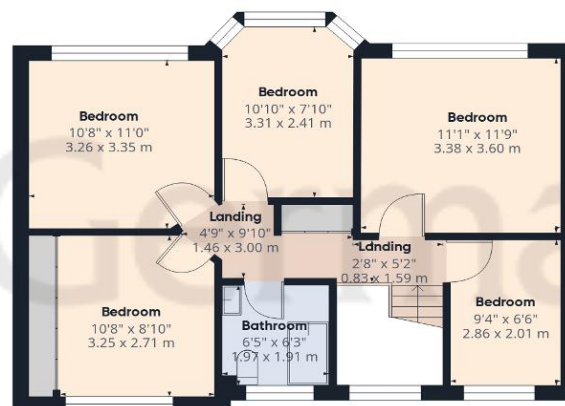


Ground Floor

Approximate total area⁽¹⁾

1572 ft²

146.2 m²



Floor 1

(1) Excluding balconies and terraces

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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Agents' Notes

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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

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