

Lodge Farm Chase

Ashbourne, DE6 1GY

John 
German





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£385,000

Four bedroom detached home within walking distance of the town centre and Waterside Business Park. Offering a sitting room, dining kitchen, garden room, utility, ensuite and family bathroom, plus garage, driveway and well kept rear garden. Ideal family home.



The property is a four bedroom detached home set in a popular and convenient location, within walking distance of the Town Centre, Waterside Business Park, local amenities and bus routes. Offering well balanced accommodation throughout, this is an ideal family home for buyers seeking a modern and practical property with good connectivity. Fibre to the property is available, making it well suited to home working as well as everyday family life.

A wooden entrance door opens into the reception hallway, with doors leading to the sitting room and dining kitchen. Stairs to the first floor, with useful built in storage beneath incorporating pull out drawers.

The ground floor offers an open plan flow with the sitting room being a spacious front facing room with a bay window and electric fire forming the focal point of the room, with an opening directly into the dining kitchen. The dining kitchen is fitted with rolled edge work surfaces incorporating a 1½ composite sink with mixer tap and tiled splashbacks. There is a range of base cupboards and drawers, wall mounted units and a peninsula breakfast bar providing seating space. Integrated appliances include a dishwasher and double electric oven with grill, alongside a four ring induction hob with extractor over, and space for a freestanding fridge freezer.

The dining area has a sliding door into the garden room and an open aspect to the sitting room, creating a practical space for family life and entertaining. A door leads to the utility room.

The utility room is fitted with a composite sink with chrome mixer tap, tiled splashbacks, base cupboards and space and plumbing for a washing machine. The gas combi boiler is also located here, together with an extractor fan. The guest cloakroom is fitted with a wash hand basin with chrome mixer tap and low level WC.

The garden room features tiled flooring with underfloor heating and uPVC French doors opening onto the rear garden, providing an additional and versatile reception space with direct access outside.

To the first floor, the landing gives access to all four double bedrooms, the family bathroom and a storage cupboard, together with a hatch providing access to a partially boarded loft.

The principal bedroom benefits from fitted wardrobes and a sliding barn style door leading to a modern and stylish ensuite, comprising a wash hand basin set within vanity drawers, mixer tap, shower unit with mains fed rainfall shower and a ladder style heated towel rail. The remaining three bedrooms are all doubles.

The family bathroom is fully tiled and fitted with a wash hand basin with chrome mixer tap, low level WC and shower unit with electric shower and glass screen, together with a chrome ladder style heated towel rail.

To the front of the property, a tarmac driveway provides street parking, with an adjacent lawned area. The integral garage is accessed via an up and over door and has power and lighting.

Outside to the rear is a well-presented, private garden comprising porcelain tile patio seating area with further raised lawn area and timber planters. There is also access down each side of the property.

Please note: A planning application has been submitted in relation to the redevelopment of the Former Highfield House Nursing Home, located nearby to the property. Interested parties are advised to make their own enquiries with the Local Planning Authority to satisfy themselves as to the nature and extent of the proposed development.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** 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

Our Ref: JGA17022026

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.

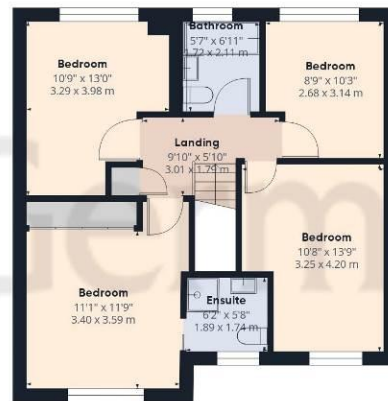






Ground Floor

Approximate total area^m
 1444 ft²
 134.3 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

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 the 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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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