

# Old Bakery Close

Hognaston, Ashbourne, DE6 1PE



Well presented two bedroom semi-detached home in a sought after village location, close to Carsington Water, Ashbourne and Wirksworth.

Benefitting from off street parking, low maintenance garden, air source heat pump and no upward chain.

£250,000

John German 

A well presented two bedroom semi-detached property situated within a highly sought after village location, conveniently positioned for access to Carsington Water, Ashbourne and Wirksworth. The village benefits from a popular pub, play area and strong sense of community, making the property well suited to a range of buyers, including first time purchasers or those looking to downsize from a larger home. The property is offered for sale with no upward chain and also benefits from a recently fitted air source heat pump along with solar panels that are owned outright and will transfer to the new owner.

The accommodation includes a sitting room and dining kitchen, together with two double bedrooms and a modern shower room to the first floor. Externally, the property benefits from off street parking and a lawned front garden and a low maintenance rear garden, providing manageable outdoor space suitable for seating and entertaining. The property is likely to appeal to couples or first time buyers seeking a modern home within a desirable village setting, with convenient access to nearby towns and countryside amenities.

uPVC entrance door opening into the reception hallway, with staircase to the first floor and doors leading into the sitting room. The sitting room is a spacious reception room benefitting from a large understairs storage cupboard and door leading into the dining kitchen.

The dining kitchen is fitted with tiled flooring and granite preparation surfaces incorporating an inset sink with tiled splashback surrounds. There is a range of cupboards and drawers beneath, integrated fridge and freezer, appliance space and plumbing for a washing machine, together with an electric oven, four ring electric hob with extractor over and complementary wall mounted cupboards.

To the first floor, the landing provides access to both bedrooms, the shower room, airing cupboard housing the hot water tank and air source heat pump components, together with loft hatch access.

Bedroom one is a spacious double bedroom benefitting from a useful overstairs storage cupboard. Bedroom two is a further double bedroom. The shower room is fitted with a wash hand basin, low level WC and shower cubicle with electric shower, together with an extractor fan and shaver point.

Externally, the property benefits from a driveway providing off street parking. To the front of the property there is a mainly laid to lawn garden.

To the rear is a well presented and low maintenance garden, providing manageable outdoor space ideal for seating and entertaining, together with an outside tap and timber shed. Positioned behind the property is a small play area and open green space, offering a convenient outdoor amenity for those with children. Due to the nature of the sale, the executors have limited knowledge of the property and buyers are advised to rely on their own investigations and the information provided by their solicitor during the conveyancing process.

**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:** Off street parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC

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 C

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

**Our Ref:** JGA/26052026

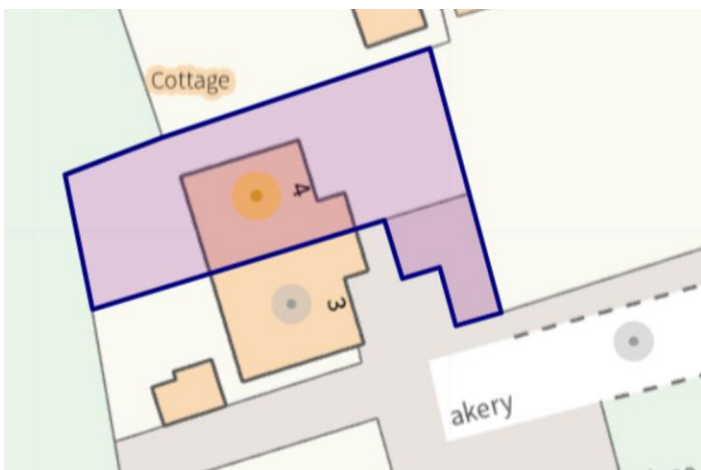
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 89 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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#### Agents' Notes

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#### Referral Fees

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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