

Weston Bank

Marston Montgomery, Ashbourne, DE6 2FN



John German

A well-maintained, end town house, premium semi rural village with gardens and off-street parking. Well suited to first-time buyers or those looking to downsize. Accommodation includes a well-proportioned lounge with open fire and a generous dining kitchen, two double bedrooms and a bathroom.

£220,000



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Marston Montgomery is a beautiful quaint village in a quiet corner of the Derbyshire Dales, located 7 miles from Ashbourne and 15 miles from Derby. Within the village there is Marston Montgomery Primary School, village hall, a pub in the heart of the village known as 'The Crown Inn' and the Church of Saint Giles that dates back to Norman times but was heavily restored during the 19th century. There is a lovely selection of varying styles of architecture surrounded by glorious countryside.

The uPVC double glazed accommodation with electric heating comprises; A uPVC double glazed entrance door opens into a spacious entrance hallway, with hanging space for coats and internal doors leading to the sitting room and dining kitchen.

Wood effect flooring runs through into the dining kitchen with dual aspect windows to the front and side providing plenty of natural light and fitted with a range of modern shaker style base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap and tiled splashbacks, built-in oven with four ring electric hob and extractor hood over plus spaces for a washing machine and fridge freezer. There is plenty of dining space at the opposite end of the kitchen and open shelving.

The lounge is also dual aspect, with a window to the side and a bay window, both overlooking the garden. Stairs rise to the first floor whilst an open fire forms the focal point of the room with a stone surround and tiled hearth, and a neutral fitted carpet.

The first-floor landing gives access to two double bedrooms both with freestanding wardrobes (to be included in the sale) and neutral carpets, and the family bathroom comprises a pedestal wash hand basin, low-level WC, bath with electric shower over.

Outside the property is set back from the road behind side by side off road parking and a lawned front garden. Gated access to the side of the house gives access to the front door and to the lawned side garden with a timber garden shed. The rear garden is also mainly laid to lawn with herbaceous borders and a paved patio area.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(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: Derbyshire Dales District Council / Tax Band B

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

Our Ref: JGA/17042026

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



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Agents' Notes

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