



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## 6 Priory Close, Ashbourne, DE6 2DX Offers In The Region Of £295,000

Nestled in the charming village of Yeaveley, Ashbourne, this Detached Bungalow on Priory Close presents a unique opportunity for those seeking a renovation project.

Set within a peaceful Cul-de-sac, the property boasts a tranquil setting, perfect for those who appreciate the beauty of village life.

The bungalow features a living room, dining kitchen, conservatory, bathroom and three bedrooms. whilst in need of modernisation this property offers the potential to create a lovely home tailored to your own taste.

Along with the garage and parking the wrap around gardens provide a blank canvas for gardening enthusiasts or those wishing to create an outdoor retreat. The generous outdoor space has a summer house, green house and garden shed with mature shrubs and scope to create a beautiful relaxing or entertaining space.

Viewing is essential to appreciate the potential of this Bungalow.



### Directions

From our Leek Office take the A523 towards Ashbourne and continue on this road for approx 10 miles after which you will continue onto the A52 for approx 4 miles until you reach the roundabout taking the 2nd Exit. Stay on the A52 for approx 0.2 miles until you reach a second roundabout where you will need to take the 3rd exit on Clifton Road A515 and continue for approx 2.5 miles. Continue onto Leapley Lane taking a left to Rodsley Lane after approx 0.5 mile. After 0.2 miles turn left into Priory Close and the property is no. 6 and will be identifiable by our agents "FOR SALE" board.

### Situation

Situated in the village of Yeaveley the property enjoys a semi rural location between Ashbourne and Uttoxeter and within commuting distance to Derby and Burton on Trent. Ideally situated for commutes to the M1 and other major road networks.

### Entrance Hall

### Living Room 23'6" x 10'3" (7.17 x 3.13)



A good sized living room with two Upvc double glazed windows and fireplace with coal stove.



### Dining Kitchen 14'8" x 12'6" (4.49 x 3.83)



Base and wall units with worktops, plumbing for washing machine and built in dining area. Benefitting from two Upvc double glazed windows and stable door along with radiator,.



**Conservatory 12'11" x 6'8" (3.95 x 2.05)**



A useful space adding to the size of the bungalow with Upvc double glazed windows and door to garden area, radiator and cushioned floor.

**Inner Hallway**

**Bedroom One 14'8" x 9'4" (4.49 x 2.87)**



A good sized double bedroom with Upvc double glazed window to rear, radiator, fitted wardrobes.



**Bedroom Two 11'2" x 9'1" (3.41 x 2.77)**



A second good sized double bedroom with Upvc double glazed window to side, radiator and benefitting from fitted wardrobes.

**Bedroom Three 11'3" x 6'9" (3.44 x 2.07)**

A single sized bedroom with Upvc double glazed window to side and radiator.

**Bathroom**



Upvc double glazed frosted window to side, bath with shower over, low level wc, wash hand basin and radiator.

## Outside



Lawned gardens with mature borders to the front elevation. Wrap around gardens to the rear and side aspects laid to lawns with mature trees and shrubs. Garden Shed. Hexagonal Summerhouse. Greenhouse.





### **Garage 18'11" x 11'4" (5.78 x 3.47)**

With up and over door, concrete floor.

### **Services**

We believe all mains services are connected.

### **Viewings**

By prior arrangement through the Agent.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### **Wayleaves & Easements**

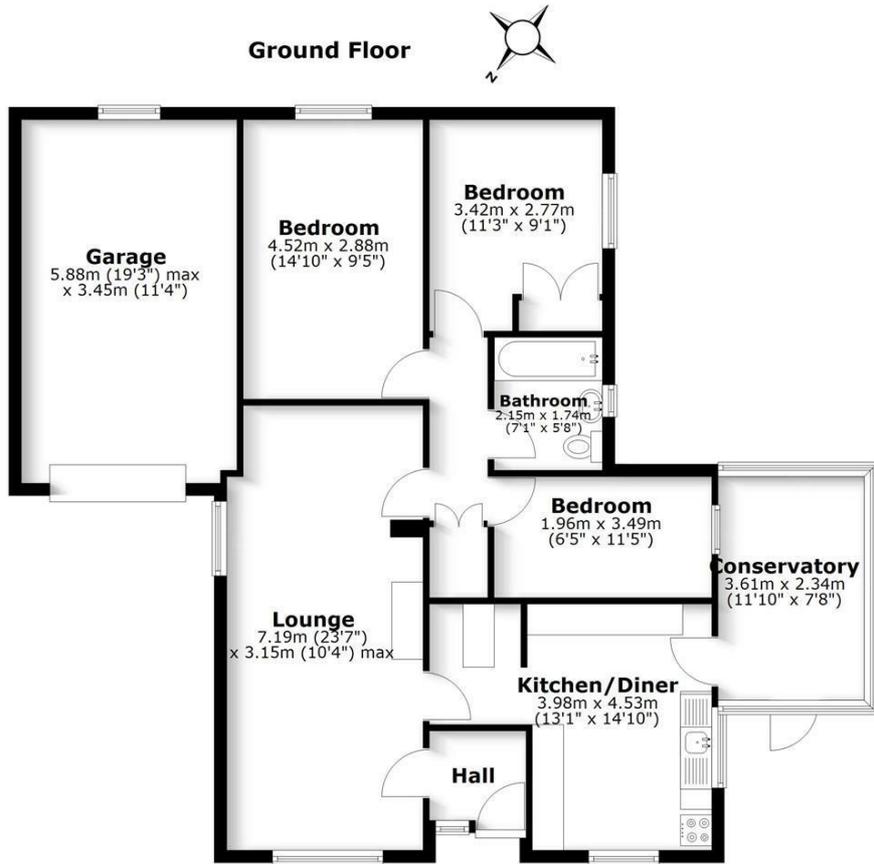
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Tenure & Possession**

We believe the property is freehold and vacant possession will be given upon completion.



# Floor Plan



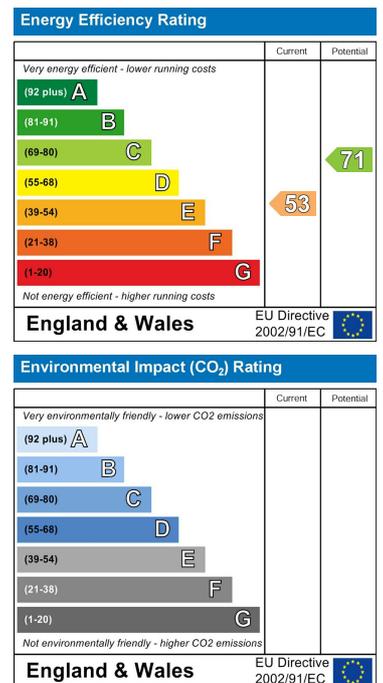
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## 6 Priory Close, ASHBOURNE

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>