

Cropper Lane

Thurvaston, Ashbourne, DE6 5BL

John German





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£450,000

This character property has a lovely layout with plenty of space ideal for any buyer who likes the idea of quiet and privacy but isn't quite ready to go totally off grid!



This charming cottage is set out in the middle of the countryside and yet is just 20 minutes' drive from both Derby and Ashbourne offering a wide range of both city and countryside amenities. Closer to home just 10 minutes away is a range of local amenities including shops, schools and doctors.

Entrance to the property is via a pleasant entrance hall with a ground floor cloaks/WC off and a dog leg staircase leading to the first-floor landing.

Continuing on through the property is a large dining room with beamed ceiling and French doors opening into the lounge. The spacious yet comfortable lounge again has beamed ceilings and French doors leading outside, with plenty of windows overlooking the pretty rear garden. To the front of the property is a country kitchen with a range of base and wall units, quarry tiled flooring and space for a cosy breakfast table and appliances.

On the first floor all of the bedrooms are arranged off the main landing with two double bedrooms and a well-proportioned "L" shaped third.

Completing the accommodation is the family bathroom which has a four-piece suite including bath and separate shower enclosure.

Outside to the front there is a detached double garage with an electric up and over vehicular door. Built onto the side of the garage is a useful utility room leading onto an office ideal for home workers or hobbyists.

The lovely gardens are a real feature and have been lovingly landscaped with a riot of colour and interest surrounded by countryside and mature trees.

This property is real gem in the heart of the countryside and we highly recommend viewing.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property, there is no mains gas supply. Purchasers are advised to satisfy themselves as to their suitability.

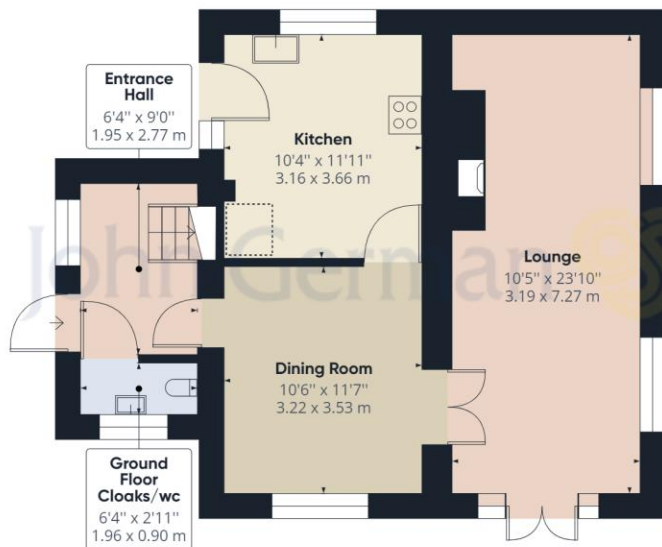
Useful Websites: www.gov.uk/government/organisations/environment-agency;
www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

Our Ref: JGA/13082021

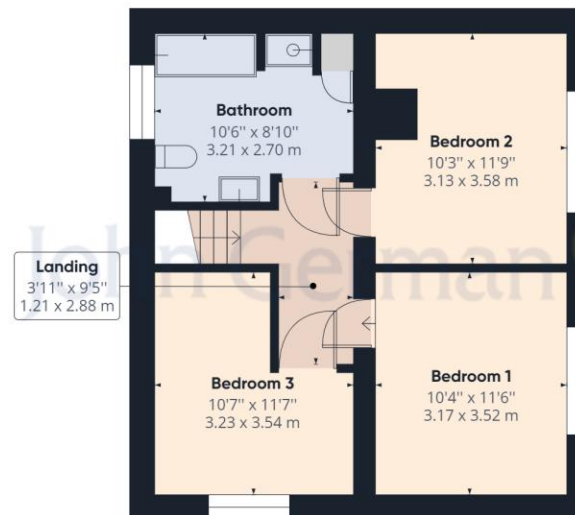
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1451.87 ft²

134.88 m²

Reduced headroom

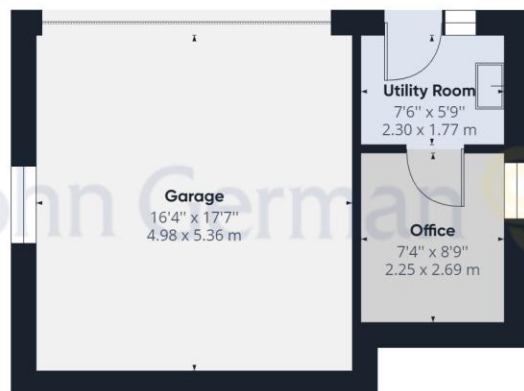
8.13 ft²

0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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.

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		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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