

Ashbourne Road

Alkmonton, Ashbourne, DE6 3DH



Situated in a rural village SURROUNDED BY ROLLING DERBYSHIRE COUNTRYSIDE with Ashbourne and Uttoxeter both less than 20 minutes drive away is this EXTENDED home providing spacious accommodation with a very large dining kitchen and a double aspect lounge..

£300,000



John German

Entrance to the property is via a large porch that doubles as an excellent play area for the children with built in storage.

To the rear of the property is a large living dining kitchen with spectacular views fitted with a comprehensive range of base and eye level units with glazed display units and display shelving, roll edge work surfaces, inset one and half bowl sink unit with mixer tap, built-in eye level double oven, halogen hob with extractor hood over, plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, ceramic tiled floor, a pantry and an under stairs storage cupboard.

The lounge runs from the front to the back of the property with windows in both directions and a radiator. The focal point of the room is a log burning stove with glass door and brick surround and wooden mantle.

Completing the ground floor accommodation is the family bathroom fitted with a three piece suite in white comprising low flush WC, wall mounted washbasin and panelled bath with shower over and glass screen, comprehensive tiling to splashback areas and a chrome heated towel rail.

On the first floor are three well proportioned bedrooms all arranged around a central landing and all with spectacular countryside views, radiators and fitted carpets.

Outside the property is set well back from the road behind a wide grass verge with farmland to both the front and rear aspects. Access via double wrought-iron gates leads to ample hard standing and the brick built detached garage. The front garden is mainly laid to lawn with a low boundary wall. The rear garden is designed for minimal maintenance with a brick outbuilding and a timber summerhouse.

A school bus stops outside for the local primary school and secondary school.

To view this rural home please contact John German Ashbourne office.

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

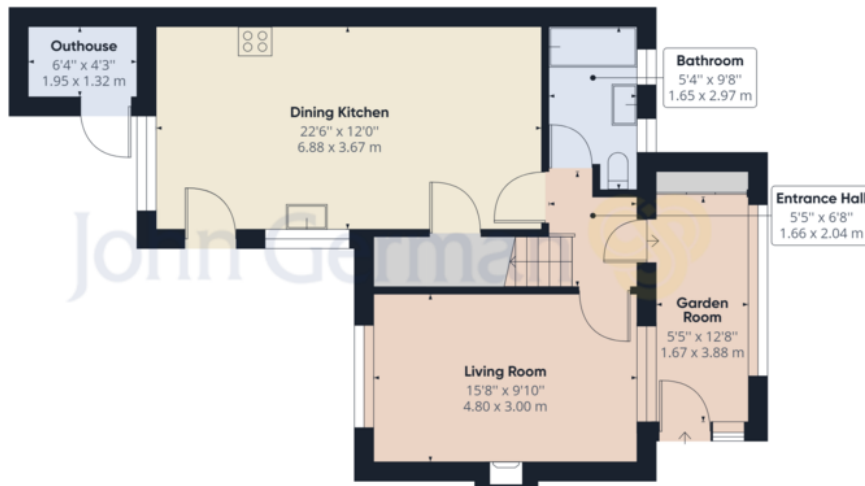
Services: Drainage is via a septic tank. Oil central heating. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

www.derbyshiredales.gov.uk

Our Ref: JGA/20072022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
1036.37 ft²
96.28 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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