

Mumford Drive

Ashbourne, DE6 1BQ



An extended detached family home with planning permission for a further addition - a ready made project opportunity with no planning hassle, all ready to make into your own grand design!

£300,000

John German 

If you are chomping at the bit to get stuck into your own grand design project this has to be the property for you! The plans suggested would result in an absolutely spectacular modern home with a large open plan living dining and kitchen area with bi-fold doors onto the rear garden plus a cosy sitting room, cloakroom, large utility room as well as a ground floor WC are all included in the plan. On the first floor both the family bathroom and the master bedroom are set to be extended with the addition of an en-suite. If that's too much for you the existing layout is still more than ample and could be transformed with a much more simple refurbishment scheme.

Link to the planning permission:

<https://planning.derbyshiredales.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

About the Area

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and the sought-after high school of Queen Elizabeth Grammar School (QEG's). Situated within easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. There is also a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Accommodation - A uPVC door opens into the entrance hall off which is an arch into a large reception lobby area. Stairs lead to the first floor with a useful under stairs cupboard and doors lead off to the principal rooms.

The lounge overlooks the front elevation with an archway to an extended dining room that also makes a great study space. Patio doors lead out onto the rear garden.

Also off the hall is a lovely snug that has a useful door to the garage plus an arch into the extended fitted kitchen equipped with a range of wooden base and wall mounted units with work surfaces over incorporating a one and a half bowl sink and drainer. There is a gas hob with extractor fan over, double electric oven plus integrated dishwasher, fridge and freezer.

A ground floor shower room is fitted with a three piece suite in white including a shower cubicle with mixer shower over, low flush WC and wash basin.

On the first floor a central landing has a built in airing cupboard and leads to three good size bedrooms, all served by the family bathroom fitted with a cream three-piece suite.

Outside - To the front of the property there is a block effect patterned concrete driveway with surrounding display gravelled borders providing extensive off road parking and access to the single integral garage.

The rear gardens have been mainly cleared ready for a new landscaping scheme and a large wood store has been constructed to one side.

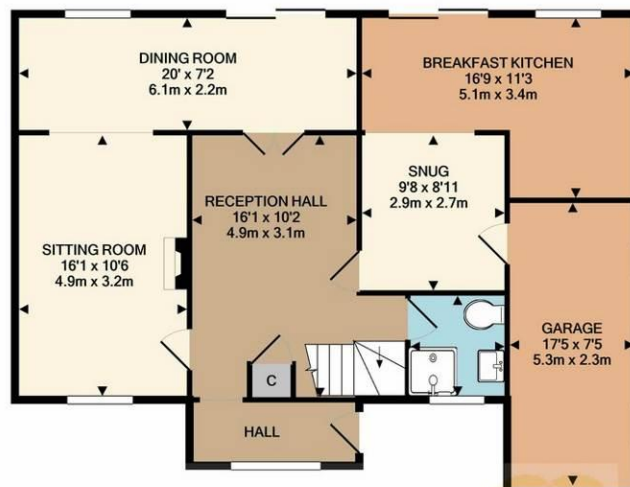
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

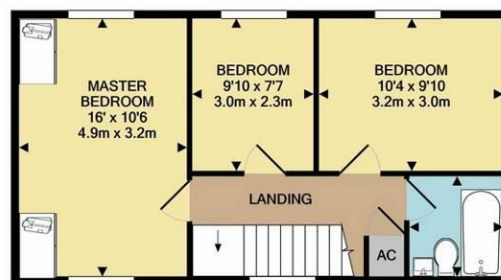
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03102022

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



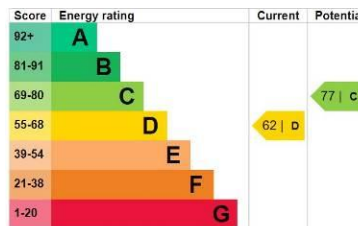
John German
GROUND FLOOR



1ST FLOOR



Proposed Plans/Elevations



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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.

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