

# Ashbourne Road

Church Broughton, Derby, DE65 5AT

John   
German



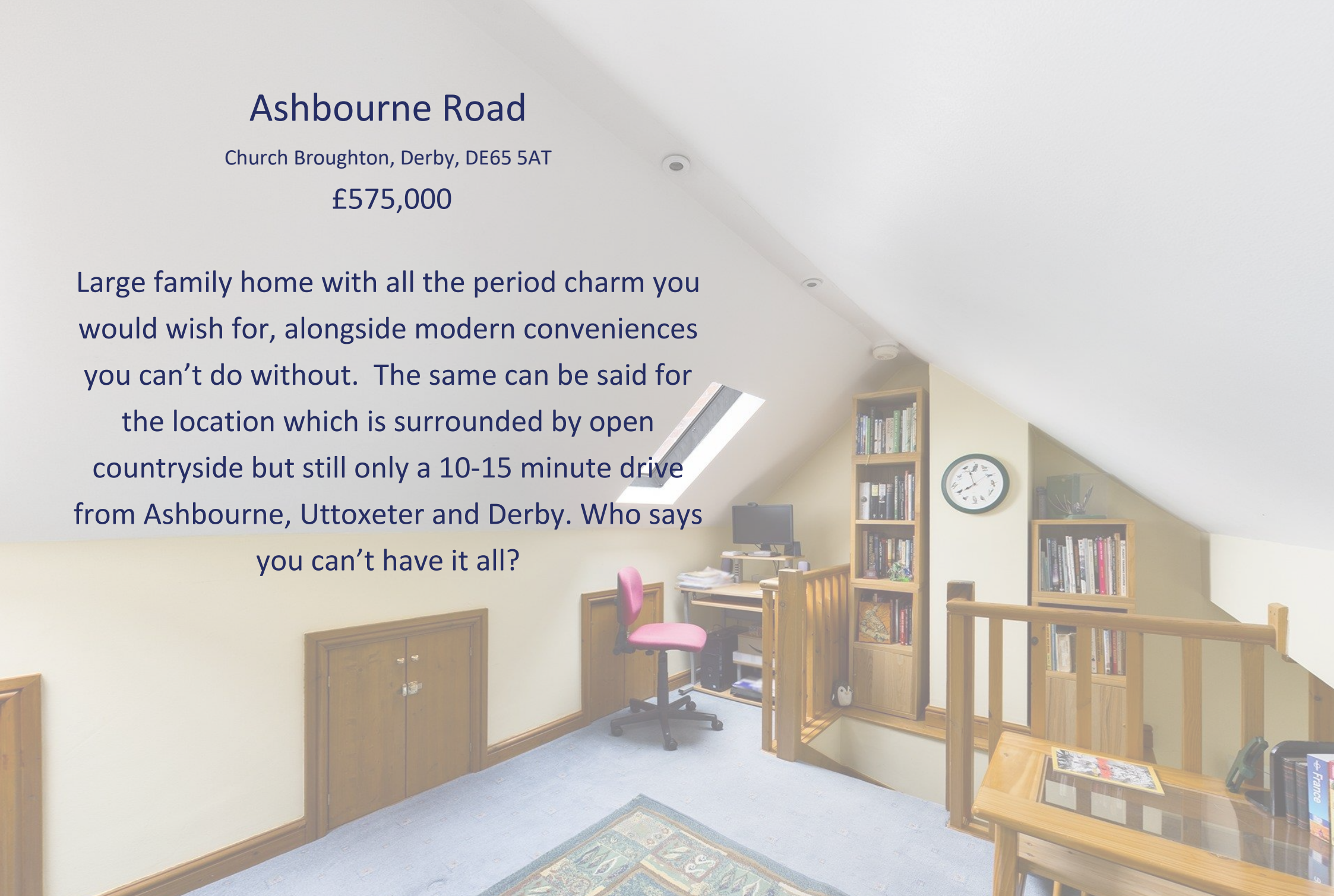


# Ashbourne Road

Church Broughton, Derby, DE65 5AT

£575,000

Large family home with all the period charm you would wish for, alongside modern conveniences you can't do without. The same can be said for the location which is surrounded by open countryside but still only a 10-15 minute drive from Ashbourne, Uttoxeter and Derby. Who says you can't have it all?



Part of a very successful development of barns, set off the main courtyard for extra privacy and well away from any through road, making it wonderfully quiet. The setting is surrounded by a beautiful rural countryside with footpaths heading for miles in either direction. Located 1 mile north of Church Broughton village and in easy reach of facilities both in Ashbourne (10 miles), Uttoxeter (10 miles) and Derby (14 miles). School catchments include QEGS and John Port, Etwell.

Entrance to the property is via a lovely open canopy that extends to either side of the double glazed hardwood entrance door providing shelter over the main reception room windows, fitted with exterior light, electric car charging point and outside tap.

The entrance hall has a central heating radiator, polished wood doors leading off to the main reception rooms and a beautiful stone flag floor that runs through into the WC - fitted with a white two-piece suite comprising low flush WC and wash hand basin with tiled splashbacks, radiator and extractor fan.

The large family dining room overlooks the front garden and once again features beautiful natural wood floors and a large central ceiling beam, recess ceiling spotlights and a radiator. The main staircase leads up to the first floor, beneath which is a full-size storage cupboard and a half-sized storage cupboard.

The lounge features double aspect windows and French doors opening out directly onto the rear garden. Having beautiful natural wood floors and a beamed ceiling, the focal point of the room is an attractive Adam style fireplace with brick inset and LPG stove on a quarry tiled hearth.

The lobby leads to the breakfast kitchen and utility room, having a large built-in boiler room with a Worcester oil fired central heating boiler and additional storage.

Kitchen area is fitted with a range of base and eye level units, glazed display units and shelving, roll edge work surfaces, matching breakfast bar, inset Belfast sink unit and tiled splashbacks. Appliances include Belling range cooker with steel splashback and cooker hood, plus space for additional undercounter appliances. Completed with ceramic tiled floor, windows to front and rear, radiator, beamed ceiling, and inset spotlights.

The utility room is fitted with a range of base and wall units with roll edge work surfaces, inset stainless steel sink unit, plumbing for an automatic washing machine and space for a dryer. A hard wood entrance door leads out onto the front garden, ceramic tiled floor, radiator.

On the first floor, the bedrooms are located off a spacious split level galleried landing with impressive exposed roof trusses, a Velux rooflight, radiator, built-in airing cupboard and access to the partially boarded and insulated roof space which extends the full length of house.

The master bedroom features double aspect windows to the front and side elevations with stunning far reaching views, together with exposed roof truss and radiator.

The master ensuite is fitted with a three-piece suite in white comprising shower enclosure, pedestal wash basin and low flush W. Ceramic tiled splashbacks, chrome heated towel rail and extractor fan.

Bedrooms two three and four are all good sized doubles served by a spacious family bathroom fitted with a four piece suite in white comprising panelled bath, large separate shower enclosure, pedestal wash hand basin and WC, ceramic tiled splash backs, Velux rooflight and a radiator. In addition, there is a fabulous flexible space which could be used as a fifth bedroom or home office etc.

The property is situated on the outside of the courtyard with an open outlook and fields to the front. Plenty of parking is provided by a double width driveway that also provides access to the double garage with twin up and over doors, a rear facing window and integral oil tank.

The spacious front garden is mainly laid to lawn with herbaceous beds.

The fully enclosed, extremely private, south facing rear garden is the ultimate suntrap; being walled on three sides with timber fencing to the remainder, landscaped to include a manicured centrally positioned lawn with gravel pathway and terraces adjacent, including an elevated paved patio with adjacent access into the sitting room. A FAWT octagonal greenhouse stands on a matching concrete plinth and adjacent to the property is a gated and covered storage area.

The property also has solar panels providing considerable support with those rising fuel costs, generating an income of approx. £1000 per annum via a feed-in tariff.

Overall, this property has been re-built to modern standards, comprising of cavity walls, double glazing, electrics, plumbing and so forth.

-Drainage is via a neighbouring treatment plant.

-There is oil-fired water and central heating.

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

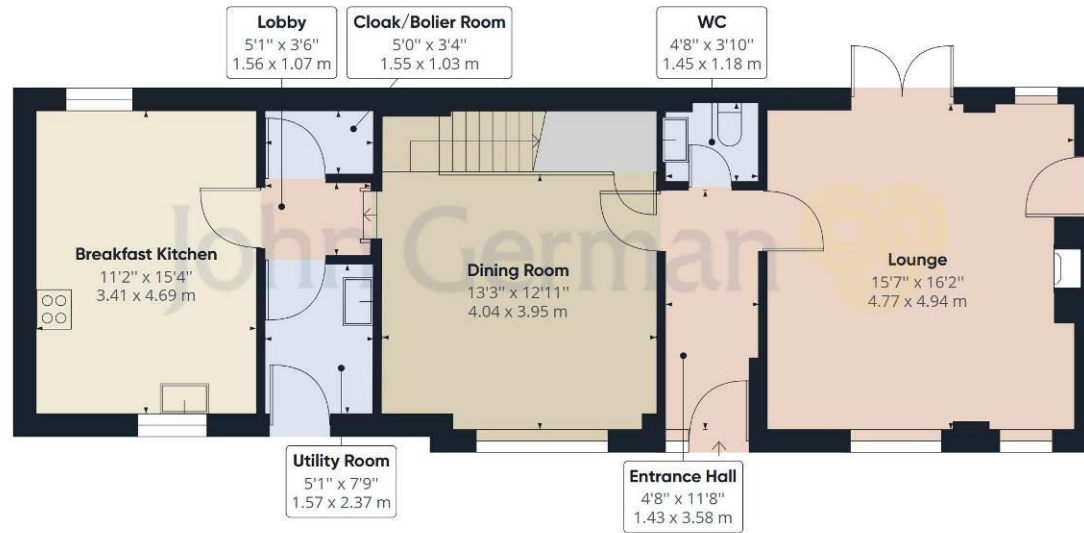
**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06102022 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band F







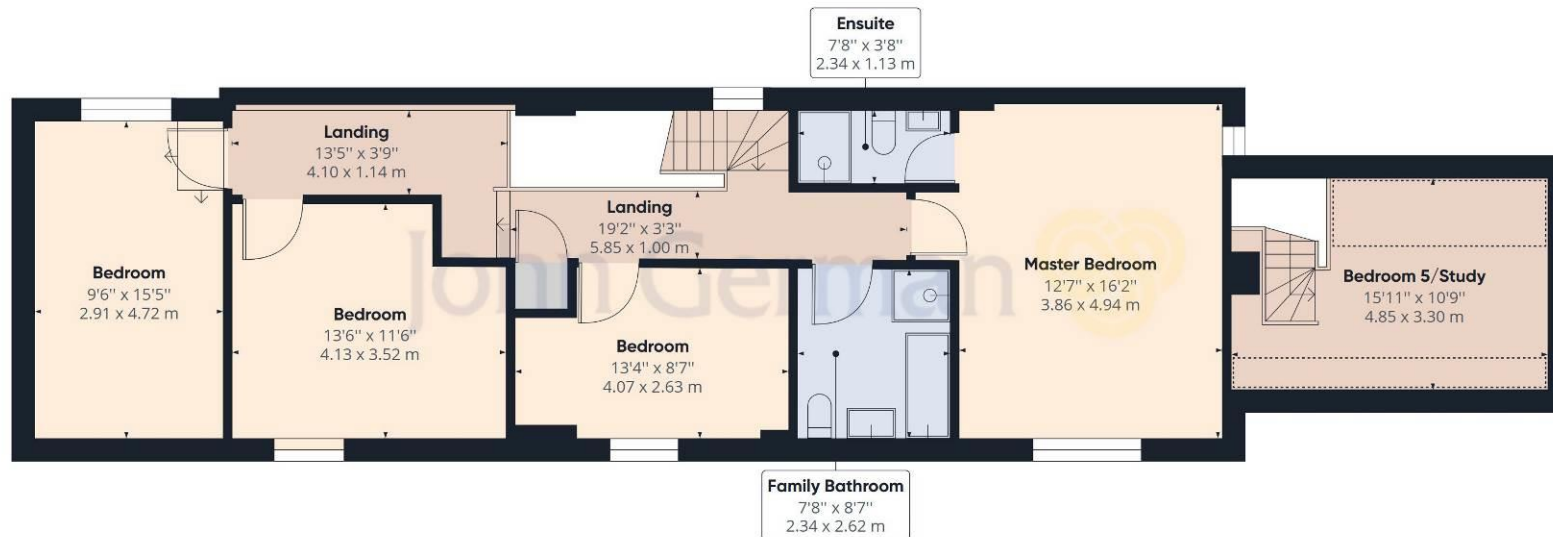
Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1797.22 ft<sup>2</sup>  
166.97 m<sup>2</sup>

Reduced headroom

60.45 ft<sup>2</sup>  
5.62 m<sup>2</sup>



Floor 1 Building 1

(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.

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### 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		102   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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