



A superb modern family home built by David Wilson Homes in 2021, in a sought-after location within easy reach of excellent local amenities together with the town centre which in rise gives access to the popular Peak District National Park.

No chain.

£350,000

John German 

Step through the main entrance door into the welcoming entrance hall with doors leading off to the kitchen, downstairs WC, and family lounge.

The family lounge is generously sized with ample space for seated furniture along with a double-glazed window to the front allowing for plenty of sunlight.

The kitchen is spacious with plenty of room for a dining table and is equipped with a range of high gloss wall cabinets that wrap around three walls, an integrated oven with hob and extractor fan and there is practical access into the garden through French double doors.

Finishing off the downstairs accommodation is the cloakroom with WC and wash hand basin.

To the first floor there is a landing serving an excellent master bedroom together with en suite shower room, two further bedrooms and a stylish family bathroom which includes a bath with shower over, WC and wash hand basin.

Outside to the rear there is an enclosed garden that is laid to lawn with a patio and side access to the front of the property. Outside to the front you will find a tarmac driveway that leads to a detached garage providing parking for multiple cars.

Excellent location for Queen Elizabeth's School.

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.derbyshiredales.gov.uk

Our Ref: JGA/27102022

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







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730
ashbourne@johngerman.co.uk

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.

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