



Charming family home detached by all but the garage with deceptively spacious accommodation including a stunning living dining kitchen and three well-proportioned bedrooms. Great location just 1.5 miles from Ashbourne and 10 miles from Uttoxeter, on the edge of the Staffordshire moorlands and the peak park.

£300,000

Entrance to the property is via a double-glazed entrance door opening into a spacious entrance hall with stairs rising up to the first-floor landing and doors leading off to the main reception areas, radiator and laminate wood flooring.

The lounge sits off to the left of the hallway and enjoys a double aspect with a double glazed window to the front and matching French doors opening directly onto the rear garden. The fireplace forms the focal point of the room with a gas fire and a sleek polished stone effect surround highlighted by ceiling spotlighting. Storage and display shelving is built into either side of the chimney breast creating a bit of added interest. There is wood laminate flooring, central heating radiators, coved ceiling wall lighting.

The living/dining kitchen extends out to the rear of the property, again enjoying a dual aspect with double glazed windows on both sides and a second set of French doors located off the dining area opening out to the garden. There is plenty of room for a dining table and occasional chairs if required.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces extending to form a curving peninsula housing the halogen hob with extractor hood over, cupboard storage and display shelving under. There is also inset 1.5 bowl stainless steel sink unit with mixer tap, built-in oven, integrated dishwasher and space for fridge freezer.

Located beyond the kitchen is the utility room fitted with a roll edge work surface with inset sink and storage beneath, plumbing and space for washing machine and tumble dryer, large fitted storage cupboard, double glazed window to the side and matching rear entrance door.

The ground floor WC is fitted with a low flush WC, ceramic tile and uPVC panelled walls, double glazed window to the rear and a wall mounted central heating boiler. On the first floor the bedrooms are all accessed off the landing which has a built-in airing cupboard and access to the roof space. Bedroom one overlooks the front elevation with two double glazed windows, central heating radiator and a built-in

over stairs storage cupboard. Bedroom two is a good-sized double room with a double-glazed window to the rear and a central heating radiator. Bedroom three is a large single bedroom with plenty of additional floor space, double glazed window to the rear and a central heating radiator.

The luxury family bathroom has a quality three-piece suite comprising low flush WC, pedestal hand wash basin, panelled bath, central heating radiator, opaque double-glazed window to the side and the walls have uPVC panelling for a quality low maintenance finish. Completing the internal accommodation is the shower room which houses a separate shower enclosure with full height ceramic tiling, central heating radiator and an opaque double-glazed window to the rear.

Outside the property is situated on this charming lane on the outskirts of Ashbourne behind a walled front garden and the front of the property is covered by a stunning Wisteria. To the side a tarmaced driveway leads to the garage which has an electric garage door for easy access. To the rear of the garage is a further vehicular door allowing access for further parking in the garden if required. Adjacent to the rear of the house is a spacious paved courtyard area with a pergola and trellising leading onto two more sections of garden, both mainly paved for easy maintenance but with flower beds and borders planted with a range of plants to provide year-round interest as well as a few carefully chosen specimen trees.

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

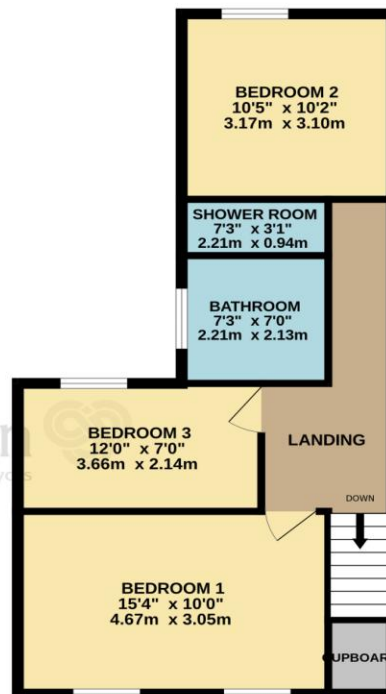
Our Ref: JGA/27102022

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

GROUND FLOOR



1ST FLOOR







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



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