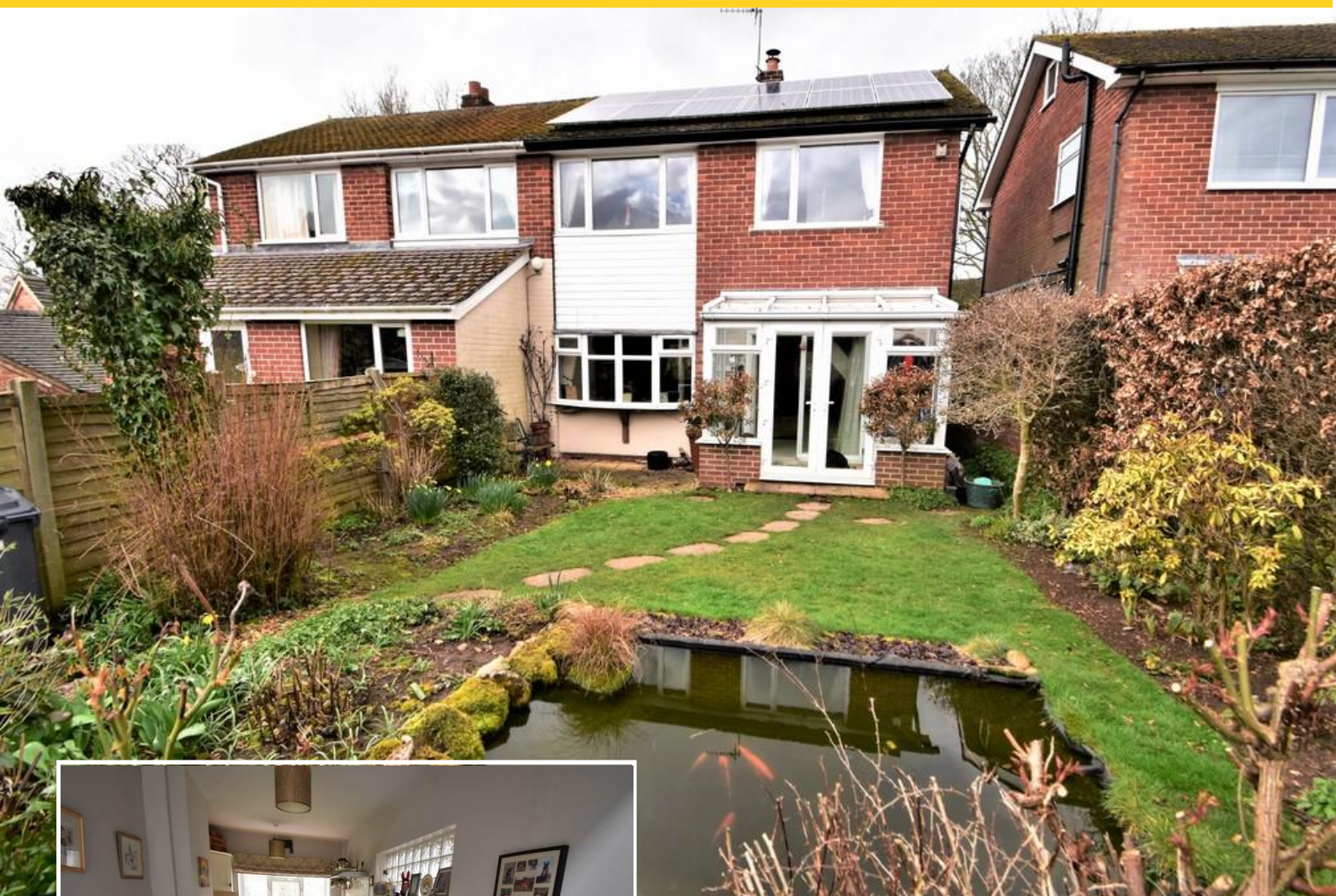


The Crescent, Back Lane

Shirley, Ashbourne, DE6 3AS



Offering a rare opportunity to buy in this highly sought after village which is surrounded by open countryside with some spectacular walks. The property boasts light and airy accommodation with three double bedrooms and spacious ground floor living space.

£315,000

John German

The property has been improved over recent years with the addition of solar panels and air source heating ensuring lovely low running costs which is of particular importance for many of us especially at the moment.

Entrance to the property is via a uPVC double glazed porch come conservatory with plenty of room for coats and muddy boots as well as room for an occasional chair or bench seat and with a practical tiled floor. A full glazed door opens into the breakfast kitchen ensuring a clear line of sight though to the front garden and allowing natural light to flood the room further helped by a uPVC double glazed window at the opposite end, this time with views over the rear garden. The kitchen is fitted with a range of base and eye level units with wooden work top, Belfast sink and tiled splashbacks. There is an integrated fridge, built in oven and four ring gas hob with extractor hood over plus space for an under counter freezer. The living/dining area has wood panelling to one wall and stairs rising up to the first floor.

The spacious lounge diner also enjoys a double aspect with uPVC double glazed window to the front and matching French doors opening out onto the rear garden. The lounge has plenty of seating and dining space with a log burning stove and built-in shelving.

On the first floor the bedrooms and bathroom are located off a central landing with a uPVC double glazed window to the front. Bedrooms one and two are nice sized doubles with uPVC double glazed windows to the front and rear elevations respectively and bedroom three is also a double room and features a built in storage cupboard housing the heating and hot water system.

The bathroom is fitted with full three piece suite comprising low flush WC, wall mounted wash basin and a "P" shaped bath with shower over, full height ceramic tiling to all walls, chrome heated towel rail, uPVC double glazed window to the side.

Outside the property is reached via a shared pathway with gated access to the fully enclosed front garden which is mainly laid to lawn with flower beds and herbaceous borders as well as a lovely fish pond complete with resident fish.

To the rear of the property is a fully enclosed rear garden which although backs onto the lane at the rear that is elevated providing a good degree of privacy with a tree lined backdrop. The garden is again laid to lawn with herbaceous borders, a smaller pond and a paved patio area.

N.B. Please note that there are storage batteries located in the loft that are also fed by the solar panels meaning that there is free electricity available even outside of sunlight hours.

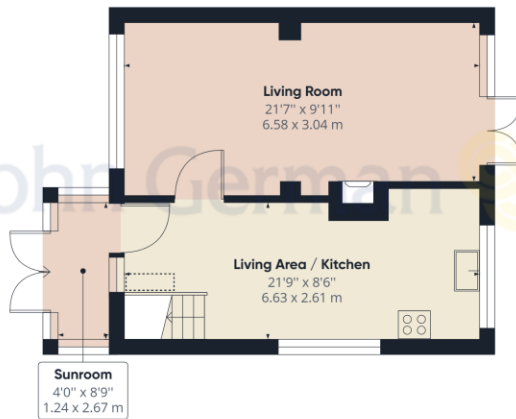
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Color gas and air source heating. Mains water and drainage 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
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17032023

Local Authority/Tax Band: Derbyshire Dales / Tax Band C



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
 853.30 ft²
 79.27 m²

Reduced headroom
 3.36 ft²
 0.31 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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