

# Council Houses

Alkmonton, Ashbourne, DE6 3DH



Good sized family home in this quiet hamlet in rural Derbyshire offering a great alternative to busy estate living surrounded by stunning countryside. Spacious family friendly accommodation with two generous reception rooms, large conservatory, fitted kitchen, bathroom with four piece suite, three good bedrooms.

£255,000

John German 

Situated less than 20 minutes from Ashbourne and Uttoxeter with access to major commuter routes A52/A50/M1/M6 and an excellent range of primary schools and secondary schools including Abbotsholme School, Queen Elizabeth's Grammar School, Denstone College, Derby Grammar and Derby High Schools.

The main uPVC double glazed front entrance door opens into a brick built entrance porch with uPVC double glazed windows and then through into the main hallway with stairs to the first floor and doors leading off to the ground floor living spaces.

To the right of the hall is a double aspect lounge with uPVC double glazed window to the front, feature fireplace and double glazed patio doors opening into the conservatory.

A spacious dining room with a feature fireplace and uPVC double glazed window to the rear, leads onto the kitchen which is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for cooker, integrated fridge and freezer, tiled floor, uPVC double glazed windows to side and rear elevations.

The conservatory is a great size with room to accommodate the whole family as well as fulfil a number of different functions if required with uPVC double glazing and a polycarbonate roof, doors lead out to the rear and side elevations and a uPVC entrance door links back into the main house via the kitchen.

Completing the ground floor accommodation is the family bathroom fitted with a full four piece suite comprising low flush WC, pedestal hand washbasin, panelled bath and separate shower enclosure, tiled splashbacks and uPVC double glazed window to the front.

On the first floor the master bedroom has double aspect uPVC double glazed windows with far reaching countryside views and a comprehensive range of fitted bedroom furniture.

Bedroom two is a large double bedroom with a uPVC double glazed window with countryside views to the front.

Bedroom three is a good sized single bedroom with a uPVC double glazed window to the rear again with fabulous countryside views.

Outside the property is set well back from the road behind a wide grass verge. The driveway provides off road parking as well as access to the concrete sectional single garage. To the front of the property is a pretty lawned front garden with herbaceous borders and hardstanding for a bench and outdoor table. The rear garden is divided into two sections, the first of which leads to a covered seating area as well as the outdoor bar. To the rear is a Mediterranean style garden designed for low maintenance.

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

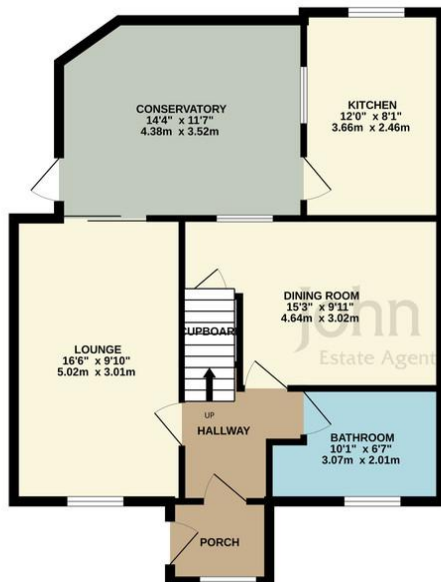
**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/17032023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



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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.

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 Burton upon Trent | Derby | East Leake | Lichfield  
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