

# Compton

Ashbourne, DE6 1DA

John   
German







Entrance to the property is from the front with a composite entrance door opening into a large open plan dining room with double aspect windows, laminate flooring and a modern vertical radiator. The dining room is open plan to the kitchen and has an archway into the lounge that is a lovely size with two large front facing windows, laminate flooring and a modern vertical radiator. An internal door gives access into the inner hallway. Stairs lead off to the first floor landing and internal doors lead to the kitchen and utility room.

The kitchen is fitted with a range of shaker style base and eye level units with wooden block worktops, inset stainless steel sink unit with mixer tap, tiled splashbacks, rustic wood display shelving, built-in double oven and four ring gas hob with extractor hood over. Space has been left for a slimline dishwasher and a fridge freezer, a window overlooks the rear and door leads to cellar.

The utility room is fitted with a matching base unit with wooden worktop and inset stainless steel sink unit with mixer tap and tiled splashbacks. There is space beneath for both a washing machine and a tumble dryer, storage is provided by way of a built in full height storage cupboard plus a window to the side and entrance door to the rear.

The cellar to this property makes a great bonus room set up at the moment as a games room with barrelled ceiling, central heating radiator and built-in storage cupboard. The cellar also has a bathroom with a full three piece suite comprising corner bath, pedestal hand wash basin and low flush WC.

On the first floor a carpeted staircase leads to the first floor landing. The first part of the landing leads to the master bedroom with an internal door leading to the second part of the landing with doors leading to bedroom two and the main bathroom that allows the main bathroom to act as both en suite and guest bathroom. The main bathroom is fitted with a full three piece modern suite comprising panelled bath with shower over and glass screen, concealed flush WC and wash basin in vanity unit with storage beneath, tiled splashbacks, chrome heated towel rail, window to the front.

Bedroom two is a lovely generous double with fitted carpet, central heating radiator, double aspect windows, feature fireplace with elegant surround and living flame effect electric fire.

The master bedroom has triple aspect windows, two radiators, a fitted carpet and features an en suite shower room comprising fully tiled shower enclosure, vanity wash basin with storage beneath and additional storage cupboard, concealed flush WC, chrome heated towel rail window to the rear.

Shared access to the rear of the property leads to a small yard area with space for bin storage.

**As an added incentive the vendors are happy to leave all the white good all of which have been recently purchased, all the wardrobes and chest of drawers plus all of the gaming equipment.**

**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.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/24032023

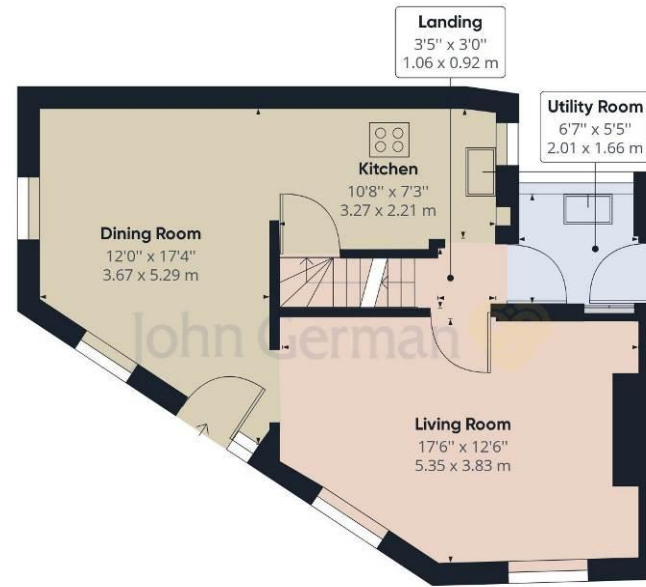
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B







Floor -1

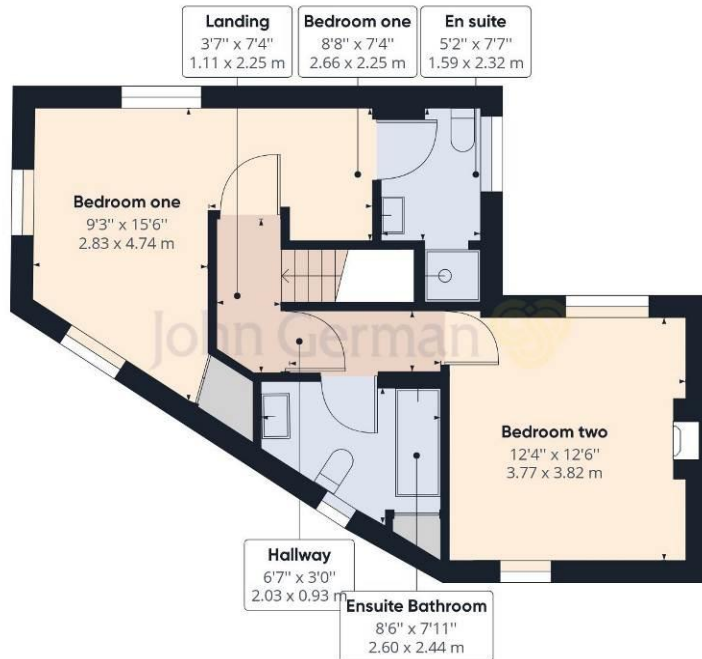


Ground Floor

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

1206.68 ft<sup>2</sup>

112.10 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		



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