

Weaver Close

Ashbourne, DE6 1BS



A really special and attractive detached bungalow on a superb plot offering very pleasing and well proportioned accommodation in a highly desirable location. Offered with immediate vacant possession.

£350,000



John German

The updated gas centrally heated and PVCu double glazed accommodation has a recessed porch with PVCu double glazed entrance door leading into an attractive L-shaped reception hall which has two very spacious and useful built in storage cupboards capable of offering further potential to convert into a cloakroom, en suite etc.

There is also loft access via a drop down ladder to an exceptional good sized loft which also offers the potential to convert, subject to suitable regulations.

Off the hall is a through lounge/dining room having windows to both the front and rear complete with an ornate fireplace surround housing an inset living flame gas fire.

From the dining area a connecting door leads into the attractive breakfast kitchen that is fitted with a range of base and wall cupboards surmounted by roll edge work surfaces having inset 1.5 bowl sink and mixer tap with tiled splash backs. There is a fitted electric hob with extractor hood over and matching built in electric oven. Further appliance spaces are provided together with plumbing for an automatic washing machine and a built in airing cupboard has a chrome heated towel rail.

From the kitchen a half glazed door leads into a PVCu double glazed conservatory to the rear which in turn has a door leading to the garden.

Off the hallway is a very stylish bathroom having bath in tiled surrounds fitted with an integrated WC and wash hand basin with storage units, tiled corner shower enclosure, tiled floor, window to the rear, wall tiling and a heated towel rail.

There are three excellent double bedrooms, the master bedroom has a range of fitted wardrobes, bedroom two enjoys an attractive dual aspect and has a fitted wash hand basin. Bedroom three has fitted wardrobes and also a wash hand basin.

The property occupies an excellent corner plot with return frontage having two drives - one to the front leading to ample parking space and integrated garage whilst a further drive off Weaver Close also provides additional parking.

Gardens surround the property to the front and both sides in addition to the rear with lawns and attractive borders. An enclosed area to the rear has a useful patio area and timber garden shed. The plot excellent potential to extend if desired, suitable to appropriate planning permission. There is outside lighting and a garden tap.

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

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17042023

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



John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent