

Weaver Close

Ashbourne, , DE6 1BS



An extremely spacious character detached three bedroom family house enjoying a pleasant cul-de-sac location in this popular residential suburb of Ashbourne.

£335,000



John German 

Location - The property is situated in a proper residential location on the edge of the market town of Ashbourne known as the gateway to the famous Peak District National Park. Ashbourne Town centre offers an excellent range of local facilities including shops catering for most day to day needs, supermarkets, schools at all levels including the Queen Elizabeth Grammar School, recreational facilities including a leisure centre, golf course and playing fields. The property offers easy access to Derby City centre via the A52 with the A50 dual carriageway approximately 8 miles south of Ashbourne providing onward access to the motorway network and East Midlands International Airport are also easily reached.

The entrance porch has a hardwood front door and sealed unit double glazed leaded effect windows to the side and exposed brickwork and stonework. This opens into the spacious entrance hall which has tiled flooring, open tread staircase with polished wood spindles, balustrade and rises, coving to ceiling, double radiator and useful storage cupboard.

Off the hall is a guest's cloakroom having a two-piece suite, sealed unit double glazed leaded window to side elevation, tiled flooring and radiator.

The L-shaped lounge and dining room is a large room, the lounge has a fitted fireplace with real flame gas fire, two double radiators, sealed unit double glazed leaded window to front elevation, wall light points, coving to ceiling, TV point and sealed unit double glazed French doors to rear garden. The dining area has a double radiator, sealed unit double glazed leaded window to rear elevation, wall light points and coving to ceiling.

The kitchen is fitted with a range of oak fronted wall and base units with Corian worktops over incorporating a twin bowl sink with central mono bloc mixer tap, breakfast bar with Corian worktop, sealed unit double glazed leaded window to rear elevation, tiled flooring, space and plumbing for automatic washing machine, space for Range style cooker with extractor hood over, integrated fridge, freezer and dishwasher (included in the sale), plinth heater and door leading to the garden.

The galleried landing has a useful area that could be used for an office/study space. With sealed unit double glazed leaded windows to side and front elevations, coving to ceiling, access to insulated roofspace, double radiator, airing cupboard with lagged tank and immersion heater.

Bedroom one has a double radiator and sealed unit double glazed leaded window to rear elevation. Bedroom two has two sealed unit double glazed leaded windows to the front and side, a built in wardrobe, double radiator and access to eaves storage space. Bedroom three has a double radiator, TV point and sealed unit double glazed leaded window to rear elevation.

Completing the first floor is the family bathroom having a bath with electric shower over and shower screen, low level w.c., pedestal wash hand basin, tiled walls and floor, heated towel rail/radiator and radiator, inset ceiling spotlights, sealed unit double glazed leaded window to rear elevation and shaver point.

Outside – The front of the property is approached via a gate which leads to the paved pathway which in turn leads to the front door. To either side of the property there are gardens with gravelled pathways, mature shrubs and trees.

Gated side pedestrian access leads to the well landscaped and fully enclosed rear garden which is south facing and mainly laid to lawn with flower borders, mature trees and shrubs.

A beech hedge providing privacy to the bottom of the garden, ornamental fishpond, several seating areas, gated rear access leading to a blocked car parking space which in turn leads to a detached garage with up and over door, power, light and rear personnel door.

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

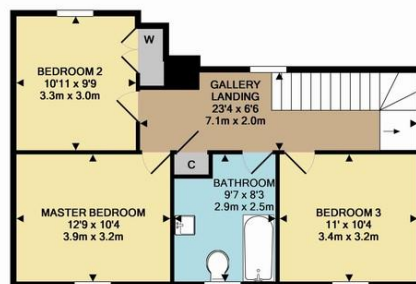
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk **Our Ref:** JGA/24042023

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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Agents' Notes

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