

# Keepers Croft

Ashbourne, DE6 1TF



A detached family home enjoying a popular cul-de-sac location in Ashbourne. The property features two reception rooms, dining kitchen with utility and four bedrooms.

£415,000



John German

A composite door provides access to the spacious reception hallway with stairs rising to the first floor and doors leading off to the ground floor accommodation including the guest WC which is fitted with a two piece suite.

The first reception room is a dual aspect living room with UPVC French doors providing access to the rear garden.

Off the hallway is the study with the possibility of utilising as a second living room/playroom/snug.

At the heart of this home is the dining kitchen with UPVC French doors providing access to rear garden. The kitchen area has a range of base and wall mounted cupboards, work surfaces, sink and drainer unit and integrated appliances including a fridge freezer, dishwasher, double Zanussi electric fan assisted oven and grill, and a five-ring gas hob over with extractor fan canopy over.

A door from the kitchen provides access to the utility room with work surfaces, inset stainless steel sink, range of base and wall mounted cupboards and space and plumbing for appliances. There is an electric extractor fan and a composite door provides access to rear garden.

On the first floor is a spacious galleried landing-with loft hatch access and doors providing access to four bedrooms, airing cupboard and family bathroom.

The principal bedroom has windows to the rear and side, and has the additional benefit of an en-suite shower room, fitted with a three-piece suite including a wall hung wash hand basin, low-level WC and a double shower cubicle.

Completing the accommodation is the family bathroom which is fitted with a wall hung wash hand basin, low-level WC, bath with mixer tap over, electric shower and glass shower screen.

Outside, to the front of the property is a lawned area with paving leading to the front door with access to both sides of the property.

To the side of the property is a tarmac driveway providing off road parking for multiple vehicles, which leads to the single attached garage having an up and over door.

To the rear of the property is a paved patio seating area, garden laid to lawn and a sunken trampoline pit. Situated in the space behind the garage, there is a covered timber decking area with a hot tub.

**Note:** There is an annual management fee of approx. £150.

**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)

**Our Ref:** JGA/150523

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	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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