

Midhurst

Longford, Ashbourne, DE6 3DR

John 
German





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£525,000

Offering a wealth of potential, situated on a sizeable plot in a popular village location close to schools, being an ideal family home.

NO UPWARD CHAIN.

A rare opportunity to acquire this well maintained, three bedroom detached home with integral garage, situated on a spacious plot in the popular village of Longford, nestled within the 'golden triangle' with easy access to Ashbourne, Derby and Burton. The property offers a wealth of potential throughout with the possibility of extending to the side, rear and/or above the garage (subject to necessary planning permissions). Internally briefly comprises of storm porch, sitting room with dining area, formal dining room, dining kitchen, utility room and integral garage. On the first floor are three generously sized bedrooms and a family bathroom.

The front door opens into a storm porch, which has a staircase to the first floor and an opening into the dining room having a brick fireplace with tiled hearth, an inset electric fire and sealed unit double glazed windows to the front.

Also off the hall is the sitting room with a feature fireplace housing a coal effect fire on a marble hearth, sealed unit double glazed windows to front and side plus an opening to a useful additional dining area with a double glazed sliding door to outside.

Moving into the dining kitchen that has a tiled floor, rolled edge preparation surfaces with inset 1 ½ composite sink with adjacent drainer with mixer tap over and tiled splashback surround. Having a range of base, drawer and wall cupboards, and integrated appliances comprise a dishwasher, fridge, double electric Neff oven and grill, four ring electric Neff hob with extractor fan canopy over. Sealed unit double windows in uPVC frames overlook the rear and doors lead to the rear lobby area and the utility room which has stainless steel sink with adjacent drainer with hot and cold taps, base and wall cupboards, appliance space and plumbing for washing machine. Heatherington oil fired boiler and sealed unit double glazed windows in uPVC frames to side.

On the first floor landing, there is a loft hatch access and doors off to the bedrooms and family bathroom. The principal bedroom has useful built in wardrobes and cupboards, an useful overstairs storage cupboard and double glazed windows to the front and side. Moving into the second bedroom, it has sealed unit double glazed windows to front and a useful overstairs storage cupboard. The third bedroom has sealed unit double glazed windows in uPVC frames to the rear, useful built in wardrobes and an airing cupboard housing hot water tank.

The family bathroom comprises pedestal wash hand basin with hot and cold taps over, low level WC, bath with hot and cold taps over, shower cubicle with electric shower, wall mounted mirrored cabinet and sealed unit double glazed opaque window in uPVC frame to rear.

Undoubtedly one of the main selling features of the property is the generous plot, offering a plethora of opportunities to extend to the side, rear or above the garage (subject to necessary planning permissions). To the front of the property is a beautifully presented and well maintained lawned garden area with herbaceous and flowering mature border with a tarmac driveway leading to the garage. To the side of the property is a spacious planting and vegetable garden, which leads to the rear of the property, where lies a delightful paved patio seating area, pond and lawn area with mature herbaceous and flowering areas, timber shed and oil tank. Attached to the property is an outhouse/gardeners WC.

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

Services: Oil central heating. Drainage via a septic tank. Mains water 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

Our Ref: JGA/30062023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E





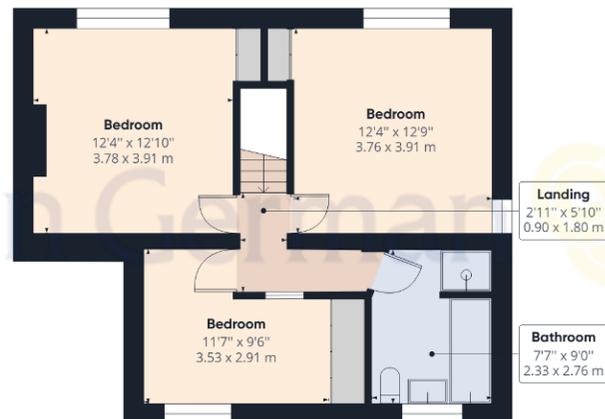


Ground Floor

Approximate total area⁽¹⁾

1477.47 ft²

137.26 m²



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		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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