

Rodsley Lane

Yeaveley, Ashbourne, DE6 2DT

John 
German





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£500,000

Stunning modern bungalow with very spacious accommodation, located in a charming rural village with south facing views over fields to the rear. Beautifully laid out accommodation with a large open plan kitchen diner, separate utility room, large and elegant lounge with two sets of French doors and views over the garden and fields beyond, three lovely bedrooms with an en-suite shower room to the master and a modern family bathroom. Tucked away in a private location with extensive parking.



Yeaveley is a delightful little rural village just 5 miles from Ashbourne, 11 miles from Uttoxeter and 12 miles from Derby, surrounded by stunning countryside and plenty of footpaths for walks.

The Yeaveley Estate is a centre for outdoor and country pursuits, including fishing and clay pigeon shooting. There is a gastro pub in the village known as 'The Yeaveley Arms'. The pub of course is the social hub of the village and is popular and friendly.

Entrance to the bungalow is via a spacious entrance hall with polished wood flooring, providing access to the main reception rooms and leading around to the bedrooms with a very useful built-in cloaks cupboard and a built-in airing cupboard.

The first room you come to is the kitchen diner which is a lovely open plan space fitted with a comprehensive range of high gloss base and eye level units with glazed display unit, melamine finished worksurfaces with one and a half bowl sink unit with water heater tap, tiled splashbacks, built-in eye level double oven, halogen hob with extractor hood over, fridge freezer and dishwasher which are both included in the sale. uPVC double glazed window overlooking the front elevation A tiled floor runs through to a large dining area with a second uPVC double glazed window to the side and two central heating radiators.

Off the kitchen is a utility room with fitted with a range of units, roll edge worksurface, inset stainless steel sink unit, tiled splashback, washing machine, second American style fridge freezer, uPVC double glazed window to the rear and uPVC double glazed side entrance door.

The lounge sits across the rear of the property and is a very spacious and elegant room with a double aspect flooded with natural light and views out over the garden and fields to the rear, two sets of uPVC double glazed French doors open out onto the rear garden with an additional matching window to the side. There is a lovely polished wood floor and an open fireplace forms the focal point of the room featuring a dark wood surround, tiled back and cast-iron grate, two central heating radiators and glazed internal doors leading out to the hallway and back in to the kitchen.

The master bedroom also overlooks the rear elevation via a uPVC double glazed window and is a spacious double room fitted with a range of modern bedroom furniture comprising wardrobes and drawers. Fitted carpet, central heating radiator. The ensuite shower room is fitted with a low flush WC, frameless corner shower enclosure, washbasin in vanity storage unit, extensive ceramic tiling and an opaque uPVC double glazed window to the side, radiator.

The main bathroom is fitted with a full three piece suite comprising panelled bath with shower over, low flush WC and pedestal washbasin, extensive tiling, opaque uPVC double glazed window to the side and central heating radiator.

Bedroom two has a uPVC double glazed bay window overlooking the front elevation, fitted carpet and central heating radiator.

Bedroom three has a uPVC double glazed window to the front, fitted carpet, fitted alcove shelving and a central heating radiator.

Outside the property is mainly hidden from the road with access via a long gravelled driveway with mature hedging on either side opening out into a spacious parking and turning space. Gated access to the side leads to the fully enclosed and private rear garden which has been landscaped to provide easy maintenance with a manicured lawn and raised patio areas and ornamental beds. Trellis fencing to the rear of the garden allows idyllic views over the field and of the sheep and lambs during the spring and summer months. Garden shed and greenhouse included in the sale.

Please Note: The property is subject to Probate being granted, application for Probate has been applied for.

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

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

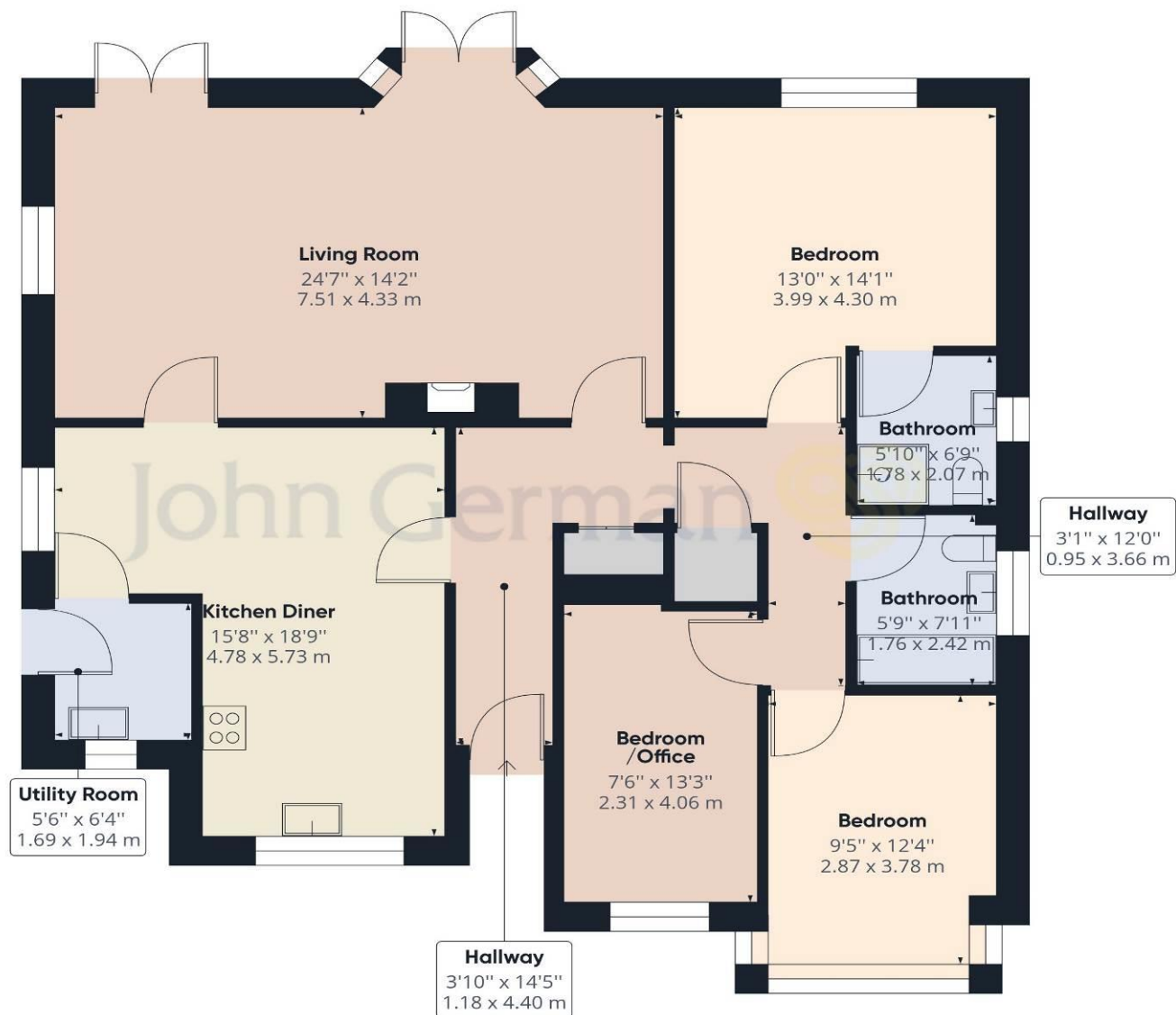
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA18082023

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







Approximate total area⁽¹⁾

1263.76 ft²

117.41 m²

(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		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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