

Hoseley Bank

Ednaston, Ashbourne, DE6 3AB

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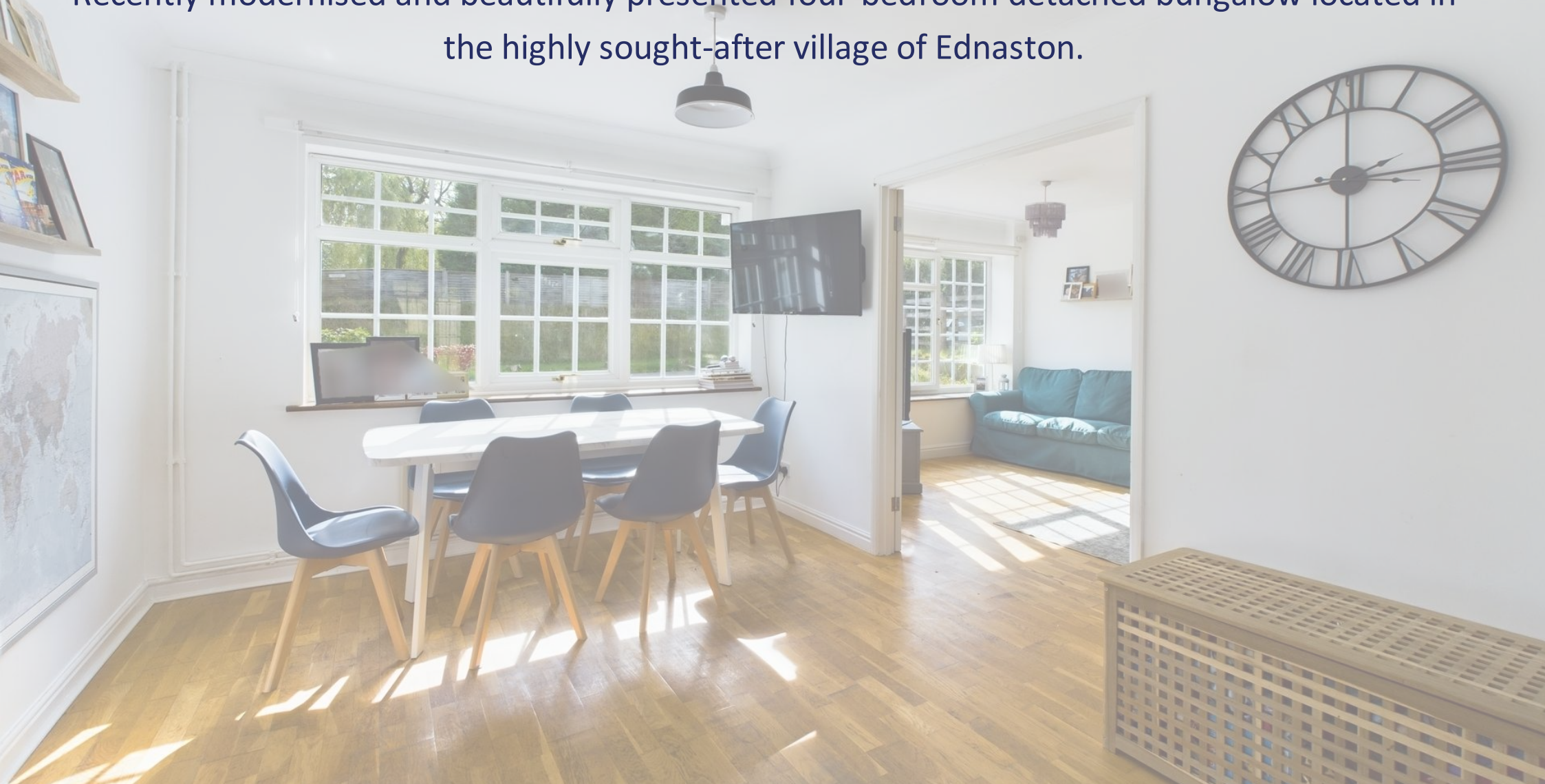


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Ednaston, Ashbourne, DE6 3AB

Asking Price Of £425,000

Recently modernised and beautifully presented four-bedroom detached bungalow located in the highly sought-after village of Ednaston.



Recently modernised and beautifully presented four-bedroom detached bungalow located in the highly sought-after village of Ednaston. Undoubtedly one of the main selling features of the property is the idyllic and peaceful setting enjoying the benefits of a countryside outlook with farmers fields to the rear, whilst also boasting easy access to a wealth of countryside walks including the Heritage Woods. Birch House Lakes fishing club and Brailsford Gold Course are also a short distance away from the property. The property is also within walking distance of bus stops and offers swift travel access to Ashbourne and Derby via the A52, providing the perfect blend of modern living with convenient countryside living. Internally briefly comprises entrance hallway, recently fitted dining kitchen, sitting room with log burner, study, master bedroom with walk in wardrobe/dressing area, three further bedrooms and a recently fitted bathroom.

A composite door provides access to the reception hallway with central heating radiator, loft hatch access to partially boarded loft and doors providing access to the bedrooms, family bathroom and dining kitchen.

Moving into the dining kitchen, the dining area has sealed unit double glazed windows in UPVC frames to front, central heating radiator and French doors providing access to the sitting room. In the recently fitted kitchen area, it has a stylish range of base cupboards, drawers and wall cupboards, contrasting rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over. Integrated appliances consisting of dishwasher, electric fan assisted oven and grill with four ring electric hob with extractor fan canopy. There are appliance spaces for a freestanding fridge freezer plus plumbing for a washing machine and tumble dryer. Sealed unit double glazed windows and French doors open out to the rear garden.

The sitting-room has sealed unit double glazed windows in UPVC frames to front, log burner with stone hearth, built in storage and shelving unit and a central heating radiator. A door providing access to the study with a central heating radiator and sealed unit double glazed windows in UPVC frames to rear.

Walking into the master bedroom, there are sealed unit double glazed windows in UPVC frames to rear, electric ladder style radiator and UPVC door providing access to rear garden. The master bedroom benefits from a useful built-in storage cupboard and walk in wardrobe/dressing area.

The second bedroom has sealed unit double glazed windows in UPVC frames to rear, central heating radiator and useful built-in wardrobes and cupboards.

The third and fourth bedrooms have sealed unit double glazed windows in UPVC frames to front and central heating radiators.

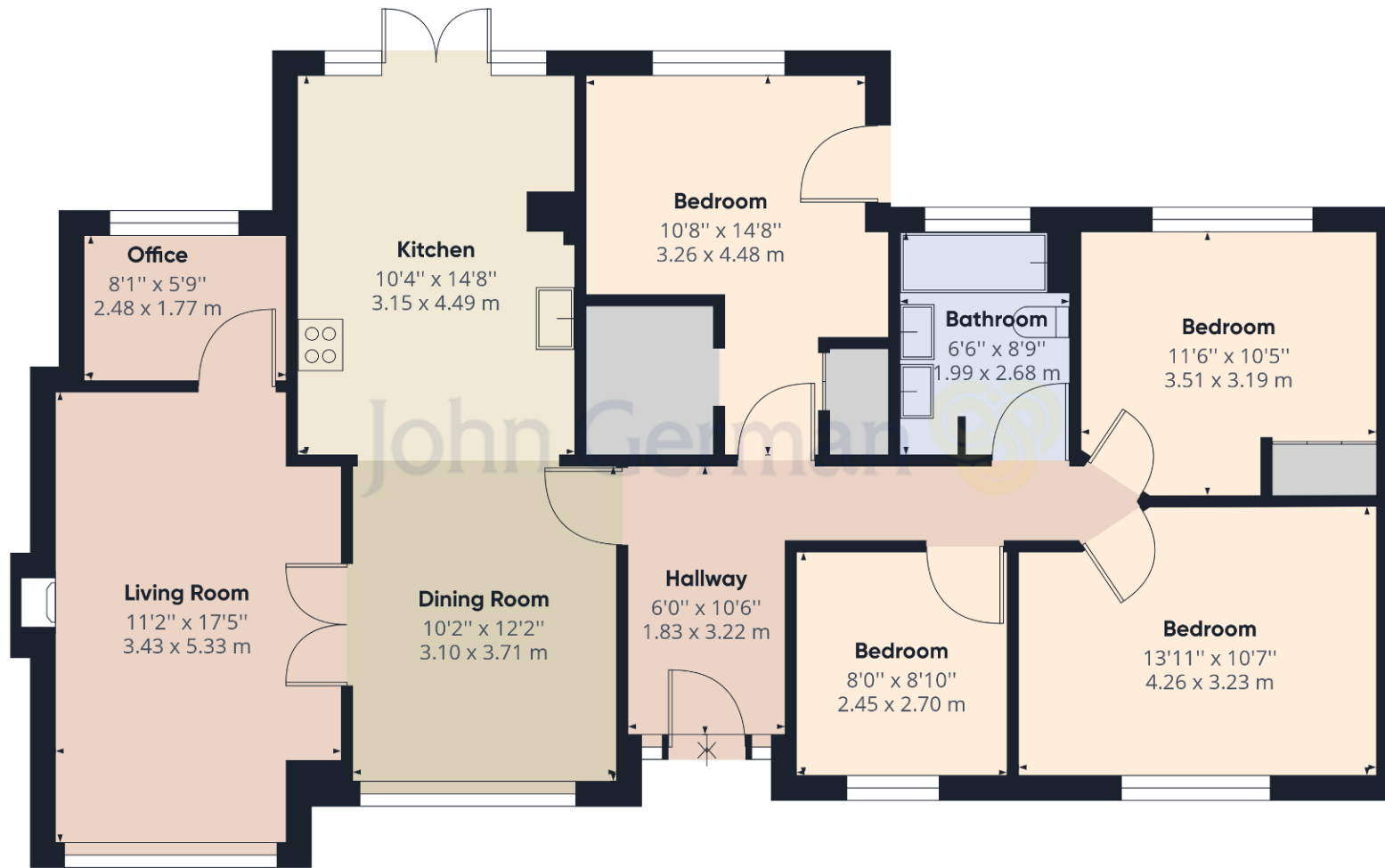
Having recently been fitted, the beautiful bathroom has his and hers wall mounted wash hand basin with chrome mixer tap over and vanity base drawers beneath, a low-level WC, bath with chrome mixer tap over and chrome waterfall shower head over and glass shower screen, ladder style heated towel rail and a built-in airing cupboard housing boiler. Sealed unit double glazed window in UPVC frame to rear.

Outside to the front of the property is a spacious block paved driveway providing ample off street parking and an adjacent lawn with herbaceous and planting border.

To the rear of the property is a patio seating and barbeque area giving way to a laid lawn with herbaceous display border with timber fence surround and timber shed, enjoying a pleasant outlook.







Approximate total area⁽¹⁾
1178.19 ft²
109.46 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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Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Drainage via a septic tank. Mains water, 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

Our Ref: JG A/28092023

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

Agents' Notes

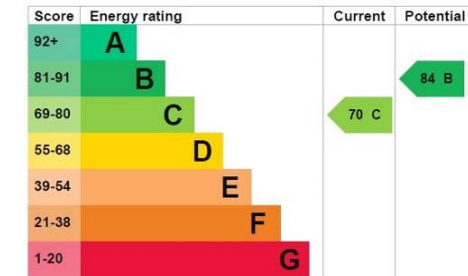
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Referral Fees

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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John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



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

