

Keepers Croft

Ashbourne, DE6 1TF

John 
German





Keepers Croft

Ashbourne, DE6 1TF

£325,000

Modern, recently built three bedroom detached property situated in a popular development. An ideal family home in a convenient location near the Peak District, A50 and Ashbourne's amenities.



This recently built, modern three-bedroom detached property has a detached garage and well-presented enclosed rear garden, situated in a peaceful and sought-after development in Ashbourne. The development also has the benefit of well-maintained communal green space with a children's play area - an ideal family home.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park, easy access to the A50 (9 miles) connecting up to M1 and M6 motorway links. It is also famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. The town has a vast array of amenities and offers a plethora of individual shops, a popular golf course on the outskirts of the town and home to the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Enter the property through the front composite door into the hallway which has a tiled floor and doors off to the dining kitchen, guest cloakroom and sitting room. There is a staircase to the first floor with a useful understairs storage cupboard. The guest cloakroom has a tiled floor, low-level WC, pedestal wash hand basin with chrome mixer tap over with tile splashback and useful shelving unit. Moving into the dual aspect sitting room having the benefit of laminate flooring with an approx. 25 year guarantee and uPVC French doors to the rear garden.

The dining kitchen has tiled flooring, a range of cupboards and drawers, rolled edge preparation surfaces with inset 1 ½ stainless steel sink and adjacent drainer with chrome mixer tap over with up stand surround and tile splashback. Integrated appliances consist of a washer dryer, dishwasher, double AEG electric fan assisted oven and grill, four ring gas hob over with extractor fan canopy. From the dining area uPVC French doors open out onto the rear garden.

On the first floor landing there is a hatch access via a pull down ladder to the partially boarded loft, doors off to the bedrooms and bathroom. There is a useful storage cupboard housing the combination boiler. Moving into the principal bedroom, with decorative wood panelling and a wooden door into the en suite which has tiled flooring and a white suite comprising a wall hung wash hand basin with chrome mixer tap over with tile splashback, low-level WC, shower cubicle with chrome mains shower and waterfall shower in addition to a chrome ladder style heated towel rail and electric extractor fan. The second bedroom is a double bedroom and the third single bedroom could also be utilised as a home office/study or nursery, with a useful built-in storage cupboard. The bathroom has a tiled floor and a white suite comprising wall hung wash hand basin with chrome mixer tap over with tile splashback, low-level WC, bath with chrome mixer tap over, electric shower over and electric extractor fan.

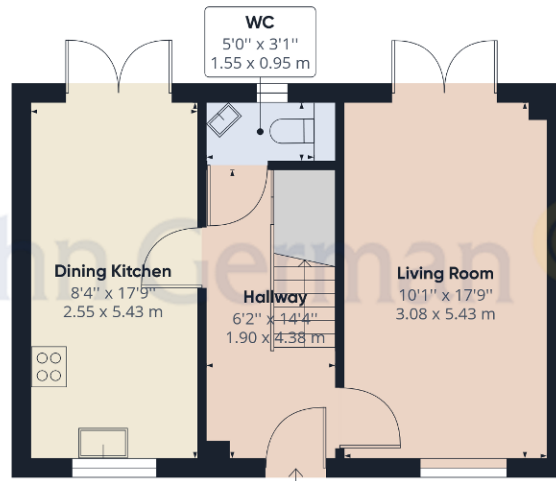
Outside to the rear of the property is a well-presented garden comprising of a spacious patio seating area which gives way to a laid lawn with herbaceous and planting borders with timber fence surround. The front of the property has a planted area and lawn. To the side is a tarmac driveway providing off-street parking leading to a single detached garage with up and over door, power and lighting.

Note: We understand there is a green space charge of approximately £190 per annum.

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
Our Ref: JGA/02112023
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D





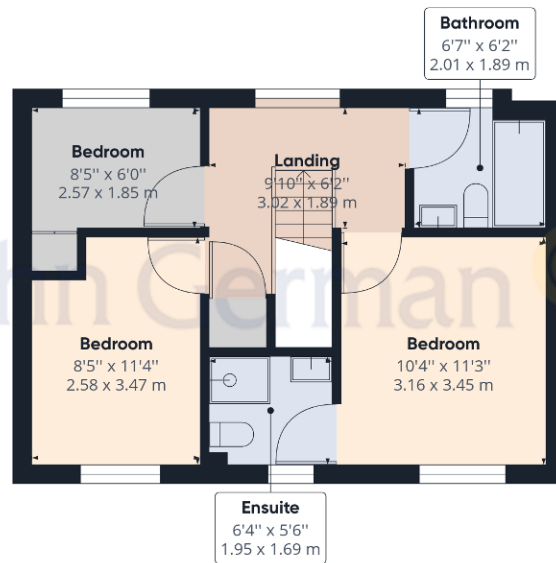


Ground Floor

Approximate total area⁽¹⁾

865.62 ft²

80.42 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.

GIRAFFE360



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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



