

# Manor Road

Ashbourne, DE6 1EH

John   
German





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£425,000

## NO UPWARD CHAIN

A modern and beautifully presented three bedroom extended detached bungalow situated in a popular location in Ashbourne. Sold with the benefit of no upward chain, master bedroom with en suite and detached double garage.



A beautifully presented and maintained, extended three bedroom detached bungalow offering comfortable and modern living space. Being within walking distance to town and located in a popular area in Ashbourne. The bungalow is sold with the benefit of no upward chain, gas fired central heating and sealed unit double glazing throughout. Internally the property briefly comprises of entrance hallway, master bedroom with ensuite, two further bedrooms, bathroom, sitting room, dining room, kitchen and utility room. Outside there is a detached double garage.

The highly sought after market town of Ashbourne is known as the gateway to Dovedale and the Peak District National Park comprising Britain's oldest National Park and providing some stunning and beautiful scenery. The town provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and it is situated only 13 miles west of Derby City Centre. The A50 dual carriageway is located some 8 miles to the south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and the M1 and other East Midland centres including East Midlands International Airport to the east.

Entering through the uPVC door into the entrance hallway, there are doors off to the bedrooms, bathroom, sitting room and storage cupboard. There is also a loft hatch access. The principal bedroom has wooden fitted wardrobes with sliding doors and an ensuite, which has a white suite with wash hand basin with chrome mixer tap over with tile splash back with vanity base cupboard and draw beneath, low-level WC, double shower cubicle with electric shower over with electric extractor fan. The second bedroom, which benefits from the rear extension is a very generous size with Holtam fitted wardrobes. The third bedroom can also fit a double bed. Moving into the bathroom it has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low level WC, double shower cubicle with electric shower over with recessed shelving unit and electric extractor fan.

The sitting room has a recessed fireplace with inset electric fire, an opening leads to a spacious dining area with roof windows and uPVC French doors to the rear garden. Walking into the kitchen, there are preparation surfaces with inset composite sink with adjacent drainer and chrome mixer tap over, having a range of cupboards and drawers beneath with integrated dishwasher, fridge, freezer and electric fan assisted oven and grill with Neff four ring electric hob over with matching extractor fan canopy. There are complimentary wall mounted cupboards with under lighting, sun tunnel and opening leading to a utility/breakfast area. This has appliance space and plumbing for white goods, a drop down breakfast bar with seating and uPVC door providing access to the rear garden.

Outside to the front of the property there is a spacious lawned garden area and the property is approached via a spacious driveway, which provides off-street parking for multiple vehicles, which in turn leads to the detached double garage. The garage has two up and over doors with power and lighting, useful attic storage space and separate uPVC door to the side. There is also an adjacent lawn area. To the rear of the property is a low maintenance garden with artificial lawn with planting border and timber fence surround. Access to the property is available down both sides and there is a patio seating area situated behind the double garage.

**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.

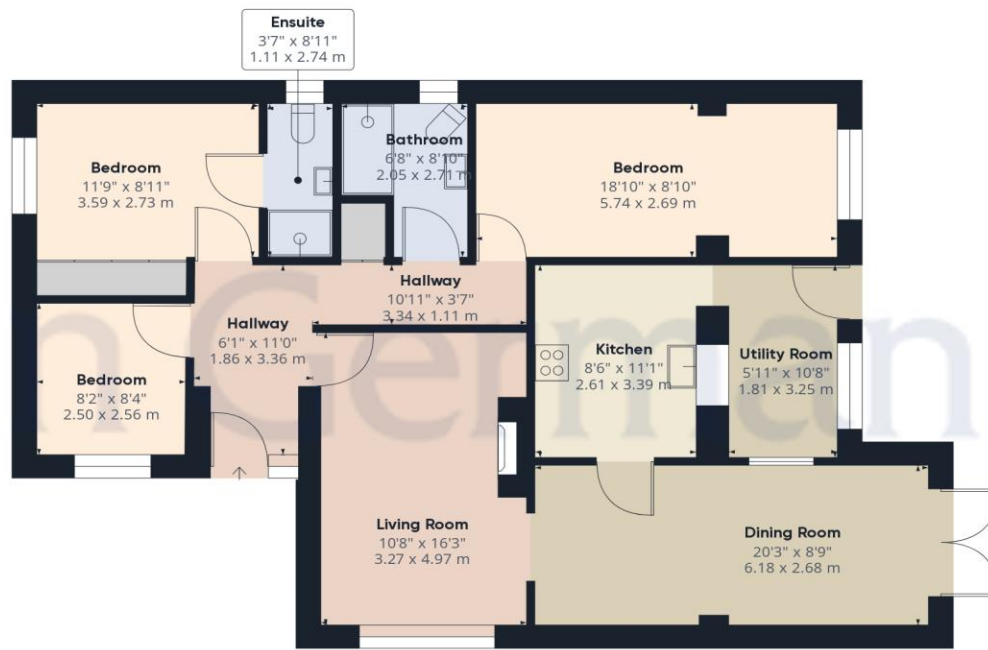
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12122023

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





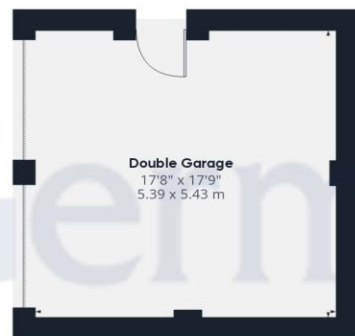


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1397.19 ft<sup>2</sup>

129.8 m<sup>2</sup>



Ground Floor Building 2

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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