

Priory Close

Yeaveley, Ashbourne, DE6 2DX



Beautifully presented and extended, three bedroom semi-detached/end-terraced family home, located in the highly desirable village location of Yeaveley. Boasting a large rear garden, with a fully insulated versatile garden room/home office or gym.

£325,000

John German

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.

The property is sold with the benefit of oil-fired central heating, uPVC double glazing internally and briefly comprises entrance hallway, sitting room and dining kitchen. To the first floor are three bedrooms and a family bathroom.

Stepping up onto the granite doorstep and entering through the composite door into the hallway, which has a staircase to the first floor and door into the sitting room. The spacious sitting room, provides a fantastic family space, but could also be utilised as a lounge/diner if desired. It has a square bay window to the front and log burner with stone hearth forming the focal point of the room. There is also a useful under stair storage cupboard and French doors opening into the dining kitchen.

The modern and extended dining kitchen has rolled edge preparation surfaces with inset composite sink with adjacent drainer with chrome mixer tap and tile splash back surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, freestanding space for fridge freezer, integrated dishwasher and Bosch electric fan assisted oven and grill with four ring electric hob with extractor above. Recently installed Worcester combination boiler (fitted 2023) and complimentary wall mounted cupboards. Additionally, there is an oak top breakfast bar area, with seating space and a uPVC door to the rear garden.

On the first floor landing there are doors off to the three bedrooms and bathroom and there is a loft hatch access.

All three bedrooms are well proportioned, with the family bathroom being fully tiled, having a wall hung vanity drawer with granite top with inset ceramic bowl with chrome mixer tap, low level WC, p-shape bath with chrome mixer tap, electric shower and recessed shelf, electric extractor fan and chrome ladder style heated towel rail.

Undoubtedly one of the main selling features of this property is its larger than average rear garden, perfect for entertaining and families. Consisting of a patio seating area with raised planting borders with bark chippings, with steps up to a lawn area with timber fence surround and shed. The garden then proceeds to a further 'secret garden' with private timber decking seating area, laid lawn and leads to the stunning fully insulated garden room, which can be utilised also as a home office or gym (4.48m x 3.50m). It has lighting and power, with uPVC windows and sliding door, sound proofed and having an LG heater and air conditioning unit. Ideal for those who work from home.

To the front of the property is a block paved driveway providing ample off-street parking for multiple vehicles. Located next to the row of houses is a single attached garage (2.76m x 4.84m) with up and over door and a further off-street parking space in front.

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

Property construction: Standard **Parking:** Off street **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Oil (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA23022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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