

# Old School Meadows

Marston Montgomery, Ashbourne, DE6 2FQ

John   
German





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£390,000

Recently built luxurious semi-detached home on a spacious corner plot with rear open field views having a modern open-plan living dining kitchen and ground floor underfloor heating. Set in a peaceful Marston Montgomery location near schools and amenities.

Recently built in 2021, this stunning, modern three-bedroom semi-detached property boasts contemporary open plan living and is situated on an enviable corner plot with the rear garden backing onto open fields enjoying far reaching views towards the Weaver Hills. Set on a peaceful, small development within walking distance to local amenities. The property is sold with the benefit of sealed unit double glazed wooden windows throughout, ground floor underfloor heating (wet system), mains drainage and LPG gas fired central heating.

Situated in the picturesque and quiet village of Marston Montgomery, in walking distance to the Crown public house and restaurant, village hall and first school. The surrounding towns of Ashbourne and Uttoxeter are within a short commute as are the world headquarters of JCB and the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent. A good range of schools are also closeby including the JCB Academy, Denstone College, Abbotsholme School, Thomas Alleynes High School and Queen Elizabeth Grammar School.

Walking into the reception hallway, which has doors off to the open plan living dining kitchen, guest cloakroom and staircase to the first floor. The guest cloakroom is partially tiled, with a wall hung wash hand basin with chrome mixer tap, wall hung WC and electric extractor fan.

Undoubtedly one of the main selling features of the property is the stunning open plan living dining kitchen, the kitchen has a stylish range of units with contrasting wooden preparation surfaces that extends into a breakfast bar. Integrated appliances comprise a dishwasher, washing machine, double Hotpoint electric fan assisted oven and grill, five ring gas hob and extractor fan canopy. There is freestanding space for a fridge freezer and an inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over and upstand surround. The dining area has a large understairs storage cupboard housing the electric circuit board and underfloor heating manifold. The living area has a roof window and aluminium bi-folding doors out onto the patio seating area, enjoying stunning views.

On the first floor landing, there is a loft hatch access and doors off to bedrooms and bathroom plus a useful airing cupboard housing the combination boiler with shelving. The master bedroom has stunning countryside views overlooking the garden and surrounding field and its own en suite having wall hung wash hand basin with chrome mixer tap, wall hung WC and a shower cubicle with chrome mains shower over and waterfall shower complemented by smart tiling, a chrome ladder style heated towel rail and electric extractor fan. There is also a second double bedroom and the third bedroom is currently utilised as a large walk in wardrobe/dressing room. The bathroom has contemporary tiling and a white suite comprising wall hung wash hand basin with chrome mixer tap over, wall hung WC, bath with chrome mixer tap over and chrome mains shower over and glass shower screen plus a chrome ladder style heated towel rail and electric extractor fan.

Outside to the front of the property is a tarmac driveway providing off-street parking, on the development there is also additional visitor parking available. An EV charger is due to be installed in March 2024. To the rear of the property is a paved patio seating area, which gives way to a laid lawn, with raised herbaceous and flowering borders, with a dog proof wire fencing. There is also a large timber summer house, which has wiring, but requires connection.

**Note:** Communal green charges/maintenance of circa £120 per year.

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

**Services:** LPG gas. 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08112023

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





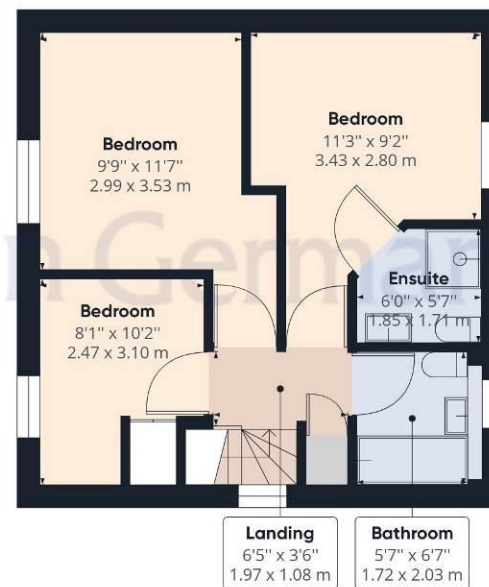


**Ground Floor**

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

962.77 ft<sup>2</sup>

89.44 m<sup>2</sup>



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



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