

The Hallsteads

Kniveton, Ashbourne, DE6 1JT

John
German






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Guide Price £435,000



A unique opportunity to purchase this detached bungalow with a two bedroom flat above, set on a substantial plot with beautifully maintained gardens. With a refitted breakfast kitchen, conservatory, living room open to dining room, three bedrooms and refitted bathroom. The flat comprises a living room, kitchen, two bedrooms and a bathroom.

John German are delighted to offer for sale this unique opportunity to purchase a three bedroom detached bungalow having the benefit of a two bedroom flat above, ideal for a dependant relative. The bungalow is decorated to a high standard throughout, the refitted breakfast kitchen and bathroom have both been refitted along with an impressive conservatory. Situated on a good sized plot in this highly sought after village.

Entrance is via a uPVC door into the hallway with airing cupboard and doors off to the main rooms. Sitting room with feature solid stone fireplace, electric fire and stone hearth. Beamed opening leads to the dining room that has a door to the refitted breakfast kitchen with a range of modern base and wall mounted units, solid quartz work surfaces with inset one and a half bowl stainless steel sink unit, newly fitted induction hob with extractor fan over, double Neff electric oven, integrated microwave and integrated Neff dishwasher. Space for fridge/freezer, tiled floor, door to hall and door to the utility room with a modern fitted base unit, roll top work surface over, plumbing for washing machine, tiled floor, door to garage and the conservatory. The garage has an up and over door, power and lighting with use ful cupboards and a loft space providing further storage.

The uPVC Victorian style conservatory has electric under floor heating and French doors to the garden.

The master bedroom has a range of fitted wardrobes and units over bedspace. Bedroom two also has built in wardrobes and bedroom three is currently used as a study. The bathroom has a white suite including bath, separate shower cubicle with electric shower over, heated towel rail and tiled floor.

Via a separate side entrance a uPVC ground floor door leads to an entrance hall with stairs up to the first floor flat. This versatile space is separate from the main accommodation and ideal for a dependant relative, holiday let or long term let as planning permission has been granted for full residential use. Please be aware the services run off the main property. Off the landing a door leads to fitted kitchen with a range of base and wall mounted units, roll top work surfaces over, stainless steel sink and drainer, plumbing for washing machine, space for cooker with extractor fan over, plumbing for dishwasher and space for fridge freezer. Skylight and doors to bedroom two and main living/dining room which is L-shaped having three skylights and doors to the master bedroom and bathroom. The master bedroom has a range of fitted wardrobes and units over bed space and two skylights, bedroom two has a skylight and the fitted bathroom has a coloured suite including bath with shower attachment over, and wash basin housed in vanity unit.

Outside - The property is set in beautiful gardens with gated access to a tarmac driveway providing ample parking and a mainly lawned front garden with display borders packed with a variety of herbaceous perennials. Side access to the rear garden and garage which power and lighting, up and over door. To the rear is an immaculately presented garden enjoying an open aspect with large paved patio area ideal for outdoor eating and a lawn with display borders packed with a variety of herbaceous perennials. There is a garden shed, vegetable plot and boiler room housing Grant oil fired boiler.

Directions - Leaving our offices on Dig Street bear right onto St. John Street and continue to the end of the road then bear left onto Cokayne Avenue. At the end turn right onto The Green Road and proceed out of Ashbourne for approximately 4 miles arriving in the village of Kniveton. Continue through the village, past the pub, up the hill and turn left just before the village school onto Longrose Lane. Take the first left onto The Hallsteads and the property will be located on the right hand side as indicated by our for sale board.



Agents Notes

- Kniveton is in a conservation area.
- There is a covenant: mains drainage is under neighbours garage, if a fault occurred, costs of this would be shared between the three bungalows.
- The flat shares the mains services off the main bungalow.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast Full Fibre

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

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

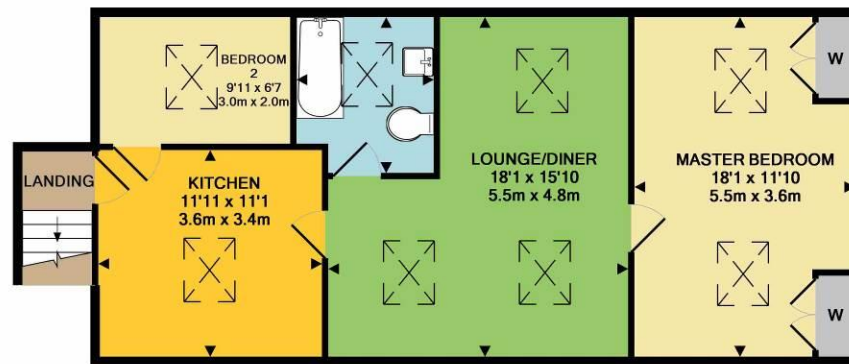
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

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

Our Ref: JGA/05042024

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House

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92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat

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