

Lodge Farm Chase

Ashbourne, DE6 1GY





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£360,000

Modern four bedroom detached property occupying a popular location in Ashbourne, close to Ashbourne Waterside Retail Park. An ideal family home with a southerly facing rear garden.

Occupying a popular location in Ashbourne, this modern detached family home is sold with the benefit of a south facing garden, single garage and driveway, gas fired central heating and sealed unit uPVC double glazing.

Ashbourne is a very quaint market town and has some charming period architecture and a highly convenient location on the edge of the beautiful peak district. The town itself offers an excellent range of facilities including shops, restaurants and bars as well as regular bus service and beautiful walks in the surrounding open countryside.

A composite door opens into the reception hallway with tile flooring and a staircase to the first floor. Doors off to the sitting room, dining kitchen and guest cloakroom with a wash hand basin with chrome mixer tap over, low level WC and electric circuit board.

The sitting room has wood flooring with uPVC double glazed windows to front.

Moving into the L-shape dining kitchen that has a continuation of the tile flooring and the kitchen area has a modern range of high gloss units complemented by granite preparation surfaces with an inset 1 ½ sink with adjacent drainer and chrome mixer tap over with upstand surround. Integrated appliances comprise a dishwasher, double electric AEG oven and grill, five ring gas hob over with tile splashback and an AEG extractor fan. In the dining area there is a spacious and useful understairs storage cupboard and uPVC French doors to the rear garden.

The first floor landing has a loft hatch access and doors off to the bedrooms, bathroom and airing cupboard housing the Megaflow hot water tank.

The master bedroom has fitted wardrobes and its own ensuite having a white suite comprising pedestal wash hand basin with chrome mixer tap over, tile flooring, low level WC, and double shower unit with chrome mains shower over. There is an electric extractor fan and a chrome ladder style heated towel rail.

The second bedroom also has fitted wardrobes with mirrored sliding doors and there are two further bedrooms with a rear aspect.

The family bathroom has a white suite including a pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and shower over with glass shower screen plus an electric extractor fan and chrome ladder style heated towel rail.

Outside - To the side of the property is a tarmac driveway which leads to a single attached garage with an up and over door with power and lighting.

Undoubtedly one of the main selling features of the property is the south facing garden, comprising patio seating area plus a further timber decking seating area. There is also a laid lawn with herbaceous and planting borders and timber fence surround.

Note: There is an annual management charge of approx. £200 to the company Greenbelt.

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:** Gas

(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

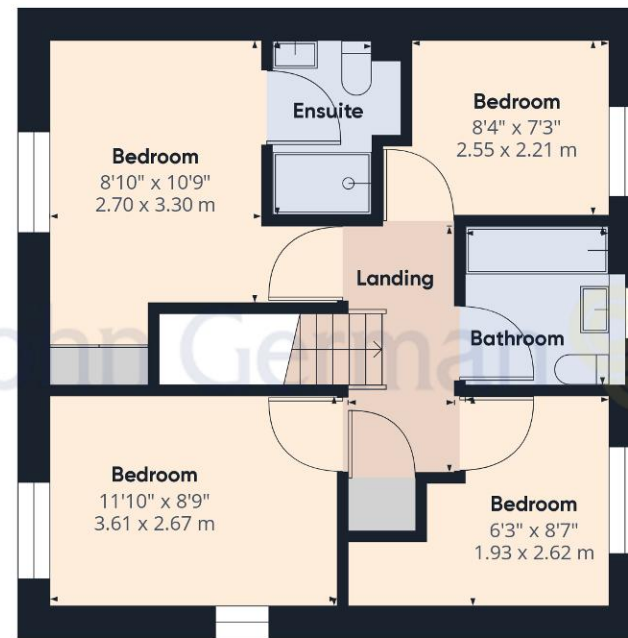
Our Ref: JGA/22042024







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1237.08 ft²

114.93 m²

(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



Ground Floor Building 2



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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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