

Sandybrook Close

Ashbourne, DE6 1RX

John 
German





Sandybrook Close

Ashbourne, DE6 1RX

£380,000

Three bedroom detached bungalow with double integral garage and well presented garden in a popular cul-de-sac location in Ashbourne.



Three bedroom detached bungalow located in the sought-after cul-de-sac of Sandybrook Close, Ashbourne. This delightful bungalow boasts a spacious layout, making it an ideal choice for couples seeking to future-proof their living arrangements. The bungalow offers a generously sized and private rear garden, perfect for outdoor entertaining or peaceful relaxation. The property's interior is complemented by a double integral garage, providing ample storage or potential workshop space. The property is sold with the benefit of gas fired central heating, no upward chain, double glazing and internally briefly comprises entrance hallway, sitting room with mezzanine level, dining area, kitchen, garden room, a master bedroom with ensuite, two further bedrooms and a shower room,

Entering the property via the wooden door into an entrance hallway, which has a useful storage cupboard and door leading into the sitting room. Moving into the sitting room, it has a fireplace with marble hearth with inset electric fire. An opening leads into the dining area and steps up to the mezzanine level, ideal as a reading area, snug or study. The dining area has sliding doors into the garden room, having a pleasant outlook onto the garden with uPVC windows and door providing access outside. Walking into the kitchen, it has rolled edge preparation surfaces with inset 1 ½ stainless steel with adjacent drain and chrome mixer tap with tile splashback surround. There are a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, dishwasher and freestanding fridge freezer with integrated double Hotpoint electric oven and grill and Hotpoint four ring electric hob. There are complimentary wall mounted cupboards, one of which houses the boiler.

The inner hallway has doors off to the bedrooms, shower room, a useful airing cupboard with the hot water tank and shelving. There is also a loft hatch access. The master bedroom has useful built-in wardrobes with a door leading into the ensuite. The ensuite has a pedestal wash hand basin with hot and cold taps over with tile splashback, a low level WC, and shallow unit with mains shower. The second bedroom is a double, having built-in wardrobes and cupboards with bedside tables and a dressing table. Bedroom three also benefits from useful built-in wardrobes. Moving into the shower room, it has a wash hand basin with hot and cold taps over with a vanity cupboard beneath, low level WC, shower tray with mains shower over and chrome ladder style heated towel rail.

Outside to the rear of the property is a well maintained and beautifully presented garden, comprising patio seating area with a selection of well-established herbaceous and flowering areas with timber fence surround. Outside to the front of the property is a tarmac driveway providing ample off-street parking for multiple vehicles with steps leading to the front door. The double integral garage has twin up and over doors with power, lighting and loft hatch access.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick. **Parking:** Drive & double garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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
www.derbyshiredales.gov.uk

Our Ref: JGA/01052024





John German 



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1394.68 ft²
129.57 m²

Reduced headroom

14.07 ft²
1.31 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



