

Cross Side

Clifton, Ashbourne, DE6 2GJ

John 
German





Cross Side

Clifton, Ashbourne, DE6 2GJ

£375,000

Four double bedroom extended semi-detached property situated in the popular village of Clifton, within walking distance to schools and a village pub. An ideal home for a growing family.



Situated in the sought-after village of Clifton, this impressive four-bedroom semi-detached property has been thoughtfully extended to offer ample living space, making it an ideal home for a growing family or those in need of additional space. The property boasts four double bedrooms and four versatile reception rooms, providing plenty of room for both relaxation and work-from-home needs. The spacious rear garden is a highlight, featuring a summer house that offers a perfect retreat or additional workspace, with off-street parking available on the driveway to the front.

The property is perfectly positioned within walking distance of Clifton Primary School, making it an excellent choice for families. Additionally, the bus service to Queen Elizabeth's Grammar School (QEGS) in Ashbourne adds further appeal for those with school-age children. Clifton is a popular village known for its welcoming community and charming village pub, while also offering swift access to the A515 for easy commuting. Close to local amenities and surrounded by beautiful countryside, the location combines the best of village living with modern convenience, making it a prime choice for those looking to upsize or find a spacious, family-friendly home.

Upon entering the property through the composite door into the reception hallway, you'll find a staircase leading to the first floor, along with doors providing access to the sitting room, dining room and dining kitchen.

The sitting room features a brick fireplace with an inset log burner and a stone hearth, serving as the focal point of the space. The room is enhanced by decorative picture railings and offers access to both the study and the studio. The study is a versatile space, perfect for use as a home office, playroom, or additional living area. The dining room, currently utilised as a studio and gym, has a uPVC double-glazed door leading to the rear garden and wooden French doors that open into the snug. The snug itself is a cozy space, with a feature fireplace and adjacent built-in cupboards, providing ample storage.

Stepping into the kitchen, you'll find tile flooring and wooden preparation surfaces, complete with an inset composite 1 ½ sink, adjacent drainer, and mixer tap, all surrounded by a tiled splashback. The kitchen offers ample storage with a range of cupboards and drawers below, as well as integrated appliances including a dishwasher and fridge/freezer. A freestanding electric range cooker with a five-ring gas hob and extractor above provides a practical and stylish cooking space. Complementary wall-mounted cupboards add extra storage, and an opening leads into the dining area, which offers additional cupboard space, a uPVC door to the side, and another opening into the utility room.

The tile flooring continues into the utility room, which is equipped with preparation surfaces and dedicated spaces with plumbing for a washing machine, tumble dryer, and other white goods. Wall-mounted cupboards provide additional storage and the Ideal boiler. A door leads to the guest cloakroom, featuring a wash hand basin with chrome taps and a low-level WC.

Moving up to the first floor landing, there are doors off to the bedrooms and bathrooms with a loft hatch with pull down loft ladder providing access to the attic room.

The master bedroom is a good-sized double with windows on two sides, allowing plenty of natural light. It is accessed through a large dressing room, which could also be used as a nursery. The dressing room includes built-in wardrobes and a storage cupboard.

The bathroom is well-appointed with a wash hand basin featuring a mixer tap, complemented by vanity cupboards beneath for convenient storage. It includes a P-shaped bath with a mixer tap, a mains-fed rainfall shower and a glass shower screen. The space is completed with a low-level WC and a chrome ladder-style heated towel rail.

The three further bedrooms are all double, with bedroom three having useful built-in wardrobes with mirrored sliding doors.

The shower room features tile flooring and a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit equipped with a chrome mains shower and a rainfall shower head. There is also a chrome ladder-style heated towel rail.

Outside, at the rear of the property, you'll find a spacious garden that offers a variety of inviting spaces. A patio seating area provides a perfect spot for alfresco dining, with steps leading up to a lawn and a timber decking area. There is also a gravelled section of the garden featuring raised planters. A wooden office/studio, complete with power and lighting, serves as an ideal space for working from home or relaxing. At the front of the property, a gravelled driveway provides ample off-street parking for multiple vehicles.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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: 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 D

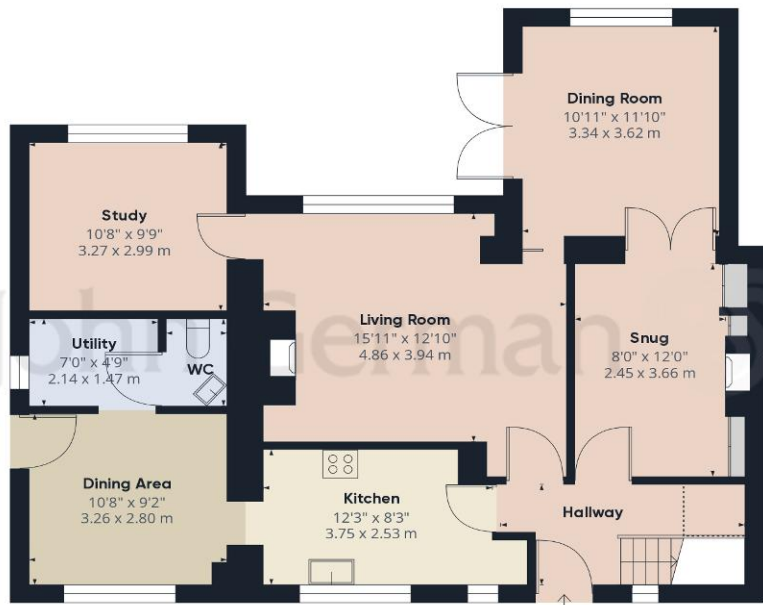
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/23092024

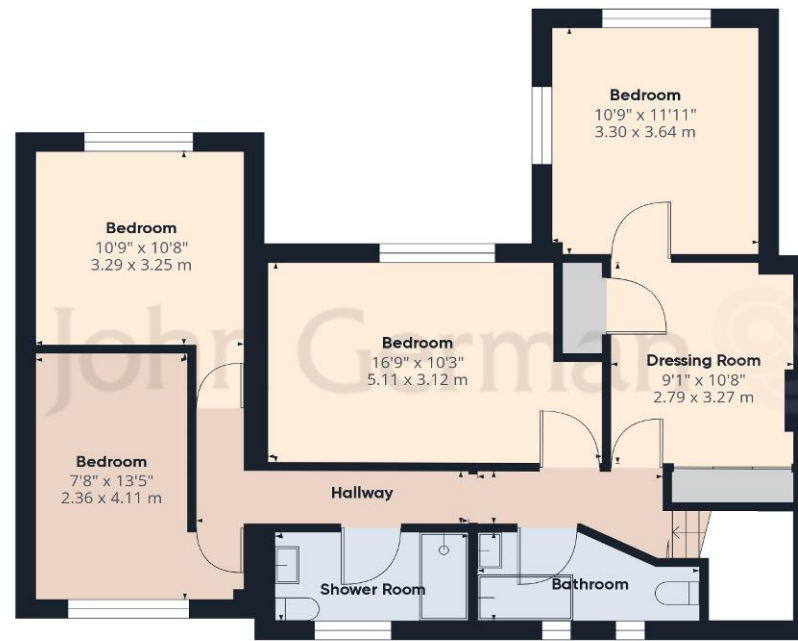
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



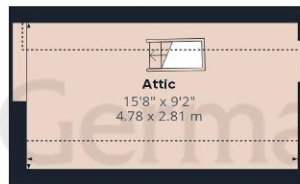




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1849.56 ft²

171.83 m²

Reduced headroom

60.17 ft²

5.59 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 75 C | |
| 55-68 | 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



