



A uniquely spacious and highly versatile four-bedroom dormer style residence enjoying a most pleasant village setting together with gated driveway, carport and garage along with pleasant gardens to the front and rear, handy for access to Derbyshire countryside.

£375,000

John German



The property is accessed via a PVCu double glazed entrance door leading into the reception hall which has a tiled floor, a very useful study area to the side and stairs off.

To the rear is a generously sized breakfast kitchen which has tiled flooring, a range of base cupboards, drawers and wall units surmounted by granite worktops together with an inset Belfast sink and mixer tap and matching granite upstands. There is an inset stainless steel Smeg double oven and cooker to a tiled recess, an integrated microwave and plate rack plus appliance spaces with plumbing for an automatic washing machine and dishwasher. Patio doors lead into a PVCu double glazed conservatory which again has tiled flooring, and French doors to the garden.

At the front is a ground floor double bedroom and adjacent to this is a bathroom having a bath in tiled surrounds with electric shower over, WC and wash hand basin, illuminated wall mirror and tiled flooring. Across the hall is a versatile sitting or dining room having a laminate floor and a glazed door to a side hallway with storage and a door out to the driveway. Leading off is a living room which is an attractive size having a focal fireplace housing a wood burner set on a stone hearth with a beam over, and double glazed patio doors opening out onto the garden.

The first floor landing has a store cupboard and access to two single bedrooms plus the master bedroom having eaves storage, built in wardrobes and its own en suite cloakroom equipped with a WC and wash hand basin.

The property is set on an attractive plot with high screen hedging to the front and gated access to a driveway having a covered carport leading onto a detached stone garage which has power and light. There is a lawned garden at the front which extends further to the side, with space for the PVC oil storage tank, continuing to the rear where lies an attractive enclosed garden featuring a patio with pergola over the rear of the garage, affording views over adjacent open countryside. There are lawns and planted borders plus a useful timber summerhouse/garden office that could make an ideal home work space.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired

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

Broadband type: 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

Our Ref: JGA/17022026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







John German



Agents' Notes

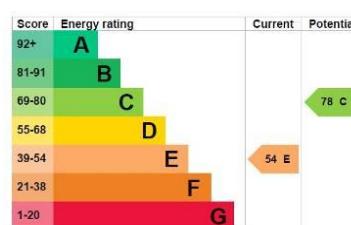
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



OnTheMarket

rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADING STANDARDS.UK

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