

The Crescent

Mayfield, Ashbourne, DE6 2JE



John German 

Situated in the desirable village of Mayfield, on the outskirts of Ashbourne, this beautifully presented semi-detached property has been extended and offers a fantastic opportunity for a first time buyer or young family.

£250,000



John German 



John German 

John German 

A well-presented three-bedroom semi-detached home set within a desirable village location, offering an excellent opportunity for first-time buyers or young families. The property has been extended to the rear, creating a spacious and practical layout. Internally, the accommodation comprises an entrance hall, sitting room, and a generous dining kitchen, along with a separate utility room and guest cloakroom, adding to the overall functionality.

To the first floor are three bedrooms and a family bathroom, providing comfortable and adaptable living space. Externally, the property benefits from a landscaped rear garden designed for ease of maintenance, as well as off-street parking to the front. Full fibre broadband is available, making it well suited to home working. Overall, this is a well-balanced home in a sought-after village setting, ideal for modern family life.

Entering through the front door into the reception hallway, there is a central heating radiator and staircase to the first-floor. A door opens into the sitting room, with sealed unit double glazed windows in uPVC frames to front, central heating radiator and feature fireplace with inset coal effect gas fire.

Moving into the dining kitchen, it has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for a dishwasher, Range Master electric oven with five ring hob over with extractor fan canopy. Further appliance space for a freestanding fridge freezer and there are complementary wall mounted cupboards. Sealed unit double glazed windows in uPVC frames to rear, useful under stair storage cupboard/pantry with thrawl and shelving with sealed unit double glazed opaque window in uPVC frame to side.

The utility room has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over, whilst having appliance space and plumbing for a washing machine with adjacent cupboard and further appliance space. Central heating radiator, sealed unit double glazed window in uPVC frame to rear with uPVC door providing access to rear garden.

The guest cloakroom has a wall mounted wash hand basin with hot and cold chrome taps over, low-level WC and sealed unit double glazed opaque window in uPVC frame to rear.

On the first floor landing, there are sealed unit double glazed windows in uPVC frames to side, loft hatch access and doors off providing access to bedrooms and the bathroom.

The principal bedroom has useful built-in wardrobes with mirrored sliding doors, central heating radiator and sealed unit double glazed windows in uPVC frames to front. In the second bedroom there is a central heating radiator and sealed unit double glazed windows in uPVC frames to rear. Bedroom three has sealed unit double glazed window in uPVC frame to front, central heating radiator and useful bulkhead over stair storage cupboard.

The bathroom has a white suite comprising wash hand basin with chrome mixer tap over with vanity base drawers beneath, low-level WC, bath with hot and cold chrome taps over with glass shower screen and electric shower, chrome ladder style heated towel rail, electric extractor fan and sealed unit double glazed opaque window in uPVC frame to rear.

Outside, the property boasts a generously sized rear garden, with a patio seating area with steps leading to a mainly laid lawn with timber fence surround and hard-standing with timber shed.

To the front of the property is a spacious tarmac driveway, providing ample off-street parking for multiple vehicles, ensuring hassle-free parking and adds to the convenience of the property.

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: Mains gas

(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: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/20032026

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

Approximate total area^m
926 ft²
86.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





AWAITING EPC MEDIA



John German

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

01335 340730

ashbourne@johngerman.co.uk

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.

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