

# Off Sprinkswood Lane

Snelston, Ashbourne, DE6 2DJ



A two/three bedroom dormer bungalow requiring modernisation and with potential to extend (subject to planning), situated in a delightful position just outside the highly sought-after village of Snelston. No upward chain.

Offers In Excess Of £325,000



John German



This two/three bedroom detached dormer bungalow requires some modernisation but does have potential to extend, subject to the relevant planning permission. The property is offered with no chain and sits in a lovely setting just outside the highly sought-after village of Snelston overlooking farmland.

Snelston is an attractive small estate village located 3 miles southwest of Ashbourne, built around the Gothic style Hall of which little remains apart from the former stable block and parkland. The cottages are an intriguing mix of styles, some half-timbered or of brick, making a very picturesque scene.

#### Accommodation:

The entrance door opens into the reception hall with stairs off to the first floor and doors off to the accommodation.

To the left is the dining room/bedroom three and adjacent is the ground floor bathroom which has a bath with electric shower over and tiled surround, WC and wash hand basin.

To the rear is the living room with an open fire and stone hearth and the breakfast kitchen which has a range of base and wall mounted units with stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer and the oil-fired central heating boiler.

On the first floor are two double bedrooms, both with built in wardrobes.

Outside to the front there is gated access to a hard-standing area for parking. There is also a large garage which has been divided to provide a storage area with partition wall. There are gardens with lawns and display borders surrounded by trees.

#### Agents notes:

Boundary fence - The buyer will be responsible for maintaining the boundary fences in stock proof condition.

Right of way - There is a right of way over the first part of the drive leading to Mount Pleasant Farm and there will be a maintenance contribution of 15%.

Conservation area - Part of the boundary is within the Snelston conservation area.

#### Tenure:

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

#### Services:

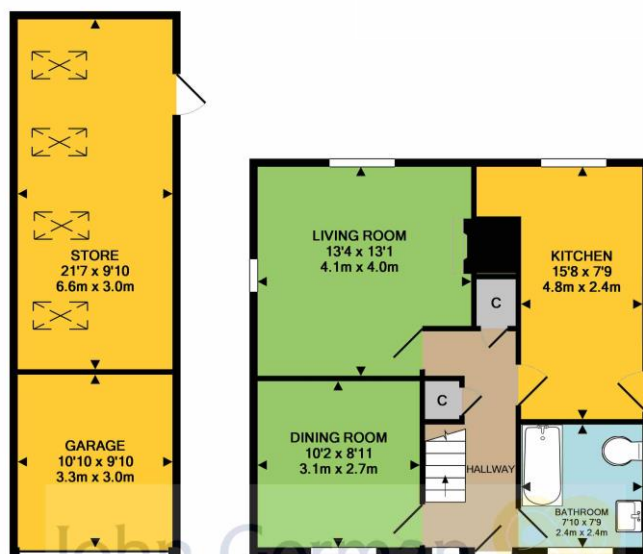
Mains electricity is connected. There is private drainage and oil-fired central heating. Please note; the water is supplied from the Severn Trent Water main via private service pipes owned by the sellers over their retained land. The purchaser will be responsible for the cost of water as recorded on the meter in accordance to Severn Trent Water's standard metered charge. In addition, there will be an annual charge of £150 levied by the seller to cover administration and contribution towards the ongoing maintenance of the supply pipe. This is subject to annual increase in line with STW charges. (Purchasers are advised to satisfy themselves as to their suitability.)

#### Useful Websites

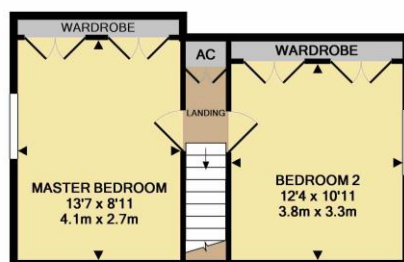
[www.environment-agency.co.uk](http://www.environment-agency.co.uk)

[www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications](http://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications)

**Our Ref:** JGA/19022019



GROUND FLOOR



1ST FLOOR

#### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







## 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 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.

## Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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