

Deepcut Road

Ashbourne, Staffs, DE6 5BW

John 
German





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Offers in region of £315,000

A substantial semi detached family sized home with well-maintained accommodation yet providing scope for cosmetic personalisation, occupying a good sized plot providing a huge potential for extension (subject to planning permission) backing onto fields with no upwards chain involved.



Situated on the popular private road between the desirable villages of Marchington and Draycott-in-the-Clay, viewing is strongly recommended to appreciate the room dimensions and layout, plot and good degree of privacy, position and the huge amount of potential on offer.

The towns of Uttoxeter and Burton-Upon-Trent are both within easy commutable distance, as is the city of Lichfield and the A50 dual-carriageway which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation A part obscured double glazed entrance door leads to the welcoming hall where stairs rise to the first floor with a cupboard below, and doors lead to the spacious ground floor accommodation and to the guest cloakroom/WC.

The generously sized lounge extends to the depth of the property, with a focal living flame effect fire with feature surround and a front facing double glazed window. Part glazed French doors lead to the sizeable brick base and UPVC double glazed constructed conservatory which provides a further entertaining area with power, radiator, tiled flooring and French doors opening to the garden.

To the front of the property is the separate dining room, behind which is the fitted breakfast kitchen that has a range of base and eye level units with work surfaces over, a breakfast bar, inset sink unit below a window overlooking the garden, fitted electric hob with extractor over, built-in double oven and space for further appliances, plus a built-in pantry.

Along side porch has doors opening to both the front and rear elevations, plus a door to the utility room that has a fitted sink unit, work surfaces and space for appliances.

To the first floor, the lovely landing has a rear facing window providing natural light and doors leading to the three good sized bedrooms, all of which have built-in storage space, and the master bedroom having dual-aspect windows and a pleasant outlook with fitted wardrobes.

Completing the accommodation is the family bathroom which has a white three piece suite with an electric shower and fitted glazed screen above the panelled bath and tiled splashbacks.

Outside to the rear, a good size paved patio provides a lovely entertaining area, leading to the garden which is predominantly laid to lawn, enjoying a good degree of privacy with further seating areas, well stocked shrubbed borders, vegetable garden with a shed and green house. The lawn wraps around the side elevation where there is gated access to the front.

To the front, is a garden also laid to lawn with shrubbed borders. A gravelled driveway with brick edging provides off-road parking for numerous vehicles, leading to the attached garage which has an up and over door and houses the free standing oil-fired central heating boiler.

Agents Notes: There is a small annual charge of approximately £150.00 for the maintenance of the private road.

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

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/21102020







GROUND FLOOR



1ST FLOOR

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.
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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		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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