

# Barton Drive

Ashbourne, DE6 1TN

John German



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£190,000

**A newly constructed two bedroom semi detached house built by David Wilson Homes in 2019 that is immaculately presented throughout.**

## Accommodation

Main entrance door opens into the reception hall with stairs to first floor and a door to a fitted two-piece cloakroom. On your left is an attractive modern fitted kitchen equipped with white gloss base and wall mounted units, work surfaces and upstand over, stainless steel sink and drainer and integrated appliances comprise electric hob, electric fan assisted oven, washer dryer, dishwasher and fridge freezer.

The rear facing lounge/dining room has French doors leading out to the rear garden and a useful under stairs cupboard.

On the first floor are two double bedrooms, one of which has fitted wardrobes and a storage cupboard. An attractive modern fitted bathroom has a three-piece suite including a bath with mixer shower over and heated towel rail.

## Outside

To the front is off road parking for two vehicles and a small foregarden. The rear garden has been landscaped and has a paved patio with lawn beyond plus a further gravelled sitting area with adjacent decorative deck with lighting.

**Note:** There will be greenspace communal charge but not until the site has been completed. No charges are known at this point.

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

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

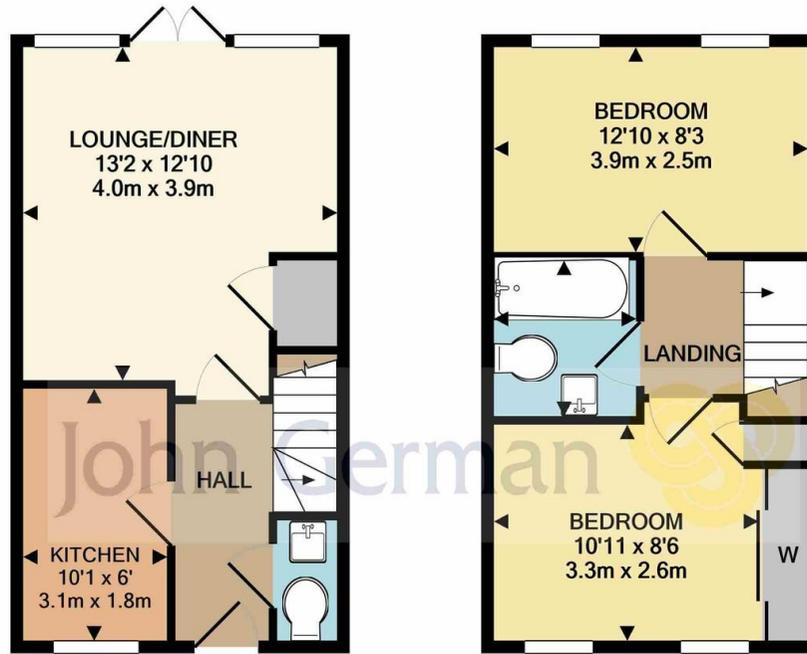
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/23102020

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B







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

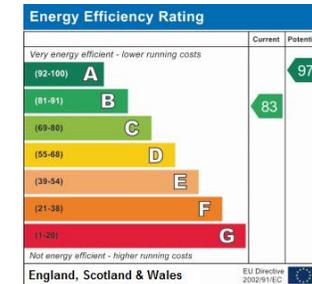
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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