

Barton Drive

Ashbourne, Derbyshire, DE6 1TN



Offered for sale with no upward chain is this stylish modern town house within easy reach of Ashbourne town centre & the A52.

The house benefits from a lounge, dining kitchen with French doors, three double bedrooms including a master with stylish en-suite, downstairs cloakroom, driveway & garage.

Guide Price £240,000

John German

Internally, the house is accessed via a canopy porch and entrance door leading into the hallway. Here there is a downstairs doakroom/wc and a door to a spacious lounge.

The lounge has a bay window to the front and a useful built-in storage cupboard. There is an inner hall with stairs rising to the first floor and access to the dining kitchen.

The kitchen is fitted with a good range of units and work surfaces with an integrated four-ring gas hob and stainless-steel extractor hood and splash back, fridge freezer, oven, dishwasher and automatic washing machine. This room has plenty of space for a dining table and overlooks the rear with French doors opening out to the garden.

On the first floor is an attractive landing with a useful storage cupboard and two excellent double bedrooms, along with a spacious family bathroom.

From the landing there is an inner landing with further storage space and stairs rising to the second floor. The entire second floor is given over to the master bedroom suite.

This light and spacious room has twin Velux windows to the rear and a window to the front. It enjoys a contemporary en-suite shower room together with useful loft access.

Outside, to the front is a fore garden and driveway, leading to a single garage, providing off-road parking. The enclosed rear garden has a patio and lawn.

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.

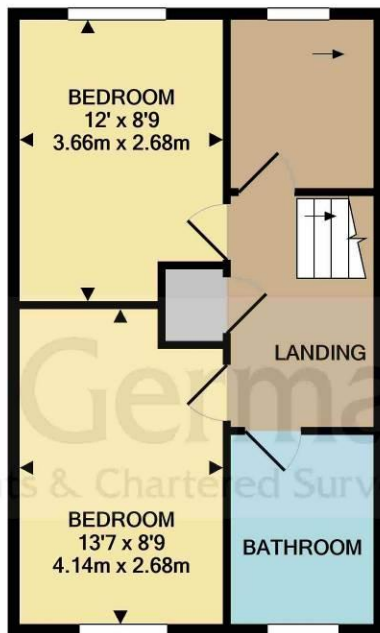
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/29052020

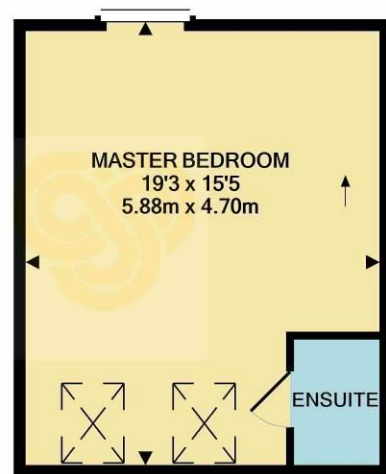
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D



GROUND FLOOR

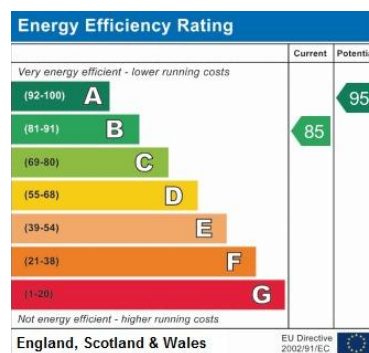


1ST FLOOR



2ND FLOOR





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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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