





### 3 Crofton Close, Yeaveley, Derbyshire DE6 2ES

A modern four bedroom detached house located in a small exclusive development built in 2021. The property has an impressive open-plan living kitchen area and detached double garage enjoying amazing views within the beautiful village of Yeaveley. The gross internal area is 1,750sq.ft.

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BENNET SAMWAYS are delighted to offer for sale this modern four bedroom detached house built in 2021. The property has an impressive open-plan living kitchen area and detached double garage enjoying amazing views within the beautiful village of Yeaveley. The gross internal area is 1,750sq.ft.

Skilfully constructed to a high standard throughout with a sumptuous open plan kitchen and spacious sitting room. The kitchen has fully fitted integrated appliances and quartz worktops.

Interior - stepping into the main reception hallway, you are greeted with a sense of quality, and space. Stairs off to the first floor and a guest cloakroom. Exquisite open plan kitchen/sitting room that could also provide space for a family area to encompass modern living. The kitchen has high quality light grey shaker style units with white quartz worktops. Appliances include gas hob, extractor fan, electric oven & microwave, fridge/freezer, dishwasher and washing machine. There is tiled flooring, log burning stove and bi-fold doors opening towards the garden and the stunning views beyond. The dual aspect living/dining room has French doors opening onto the rear garden. Lastly on the ground floor is a utility/boot room.

On the first floor, off the spacious landing there is picture window enjoying the views. The master bedroom has fitted luxury wardrobes and a fitted ensuite shower room. There are three further double bedrooms and a fitted family bathroom.

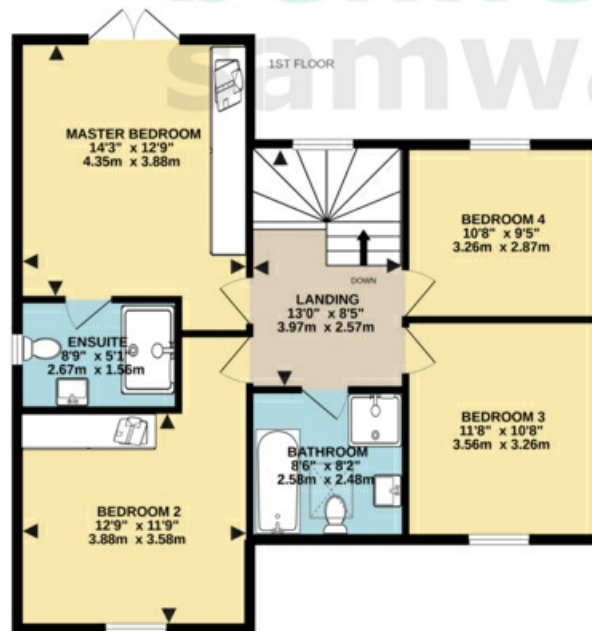
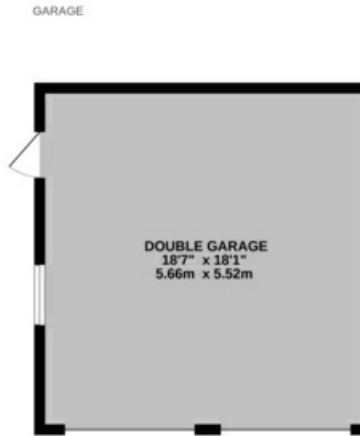
Exterior – Approaching the property there is a driveway and a double detached garage. Front garden mainly with lawns. The driveway is spacious and will provide parking for several vehicles. The private cul-de-sac is located on the edge of the village of Yeaveley.

Locality - A delightful little village in the quiet backwaters of the countryside south of Ashbourne, being five miles from Ashbourne and 12 miles from Derby. Yeaveley and its small neighbouring hamlet of Rodsley are peaceful, brick built, little communities in a very rural setting that have hardly changed in the past 200 years. The Yeaveley Estate is a centre for outdoor and country pursuits, including fishing, clay pigeon shooting and quad biking. There is a gastro pub in the village known as 'The Yeaveley Arms'.

Owner's perspective – Living in Yeaveley epitomises country living; slow pace of life where tractors and horse riding all the norm. Ideally situated 8 miles away from Ashbourne and within easy reach of Uttoxeter and Derby. The small development of nine houses always provides us a sense of security and peace. Our home overlooks the pond which teems with goldfish and to the rear open fields with far-reaching views. Sunlight floods the living areas with warmth and light and the folds back doors allow for inside/outside living. It will be difficult to find another almost new home with this amount of luxury and the tranquility it affords.

Agents notes - Council Tax: Derbyshire Dales District Council & band F.

Services: Mains electricity, mains water, LPG, mains drainage & high speed fibre internet connection. Tenure: Freehold. Management Charge £150 per annum for the management company, for the up keep of private road and communal areas including the balancing pond.



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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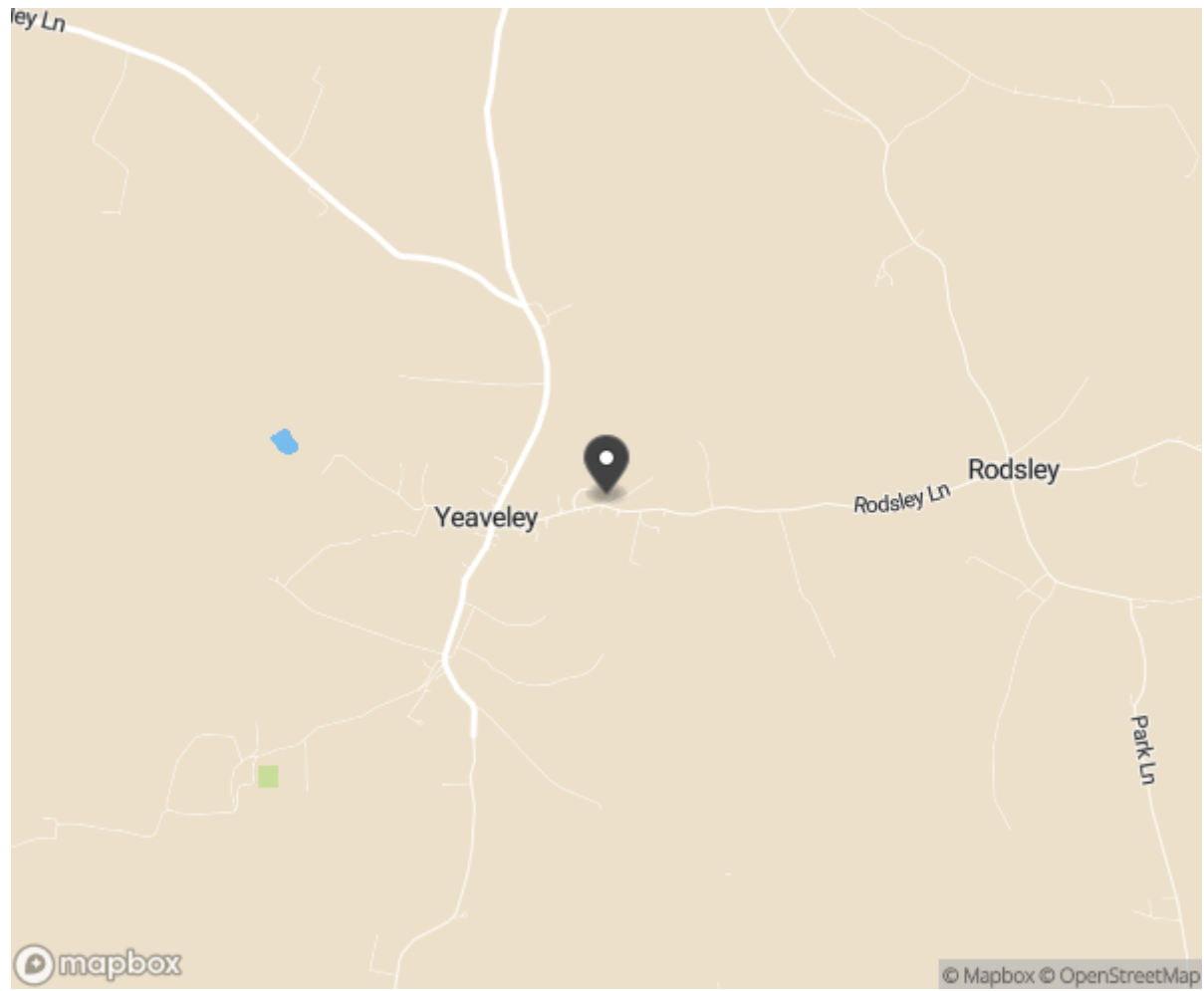
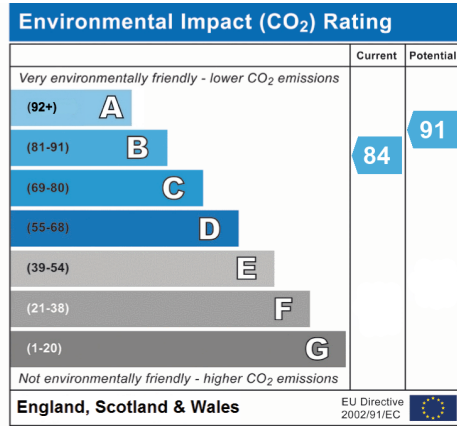
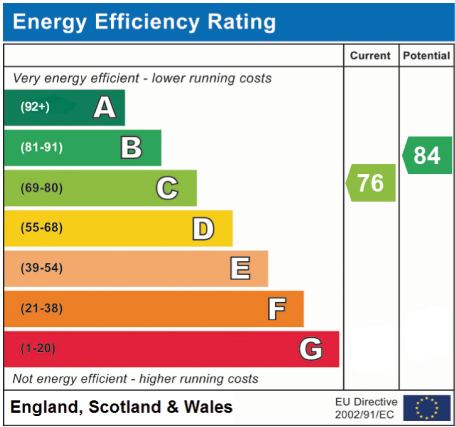






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 4
  2
  6
  1750 sq ft