





7 Crofton Close, Yeaveley, Derbyshire, DE6 2ES

A brand new three/four bedroom detached barn style residence with two ensuites. Occupying an elevated position located in a private small exclusive development within the beautiful village of Yeaveley. The gross internal area is 1,950sq.ft.

www.bennetsamways.co.uk

01335 818550

Guide Price £595,000

Bennet Samways are delighted to offer for sale a brand new three/four bedroom detached barn style residence with two ensembles. Occupying an elevated position located in a private small exclusive development within the beautiful village of Yeaveley. The gross internal area is 1,950sq.ft. Skilfully constructed to a high standard throughout with a sumptuous open plan kitchen/sitting room with fully fitted integrated appliances and quartz worktops. A particular feature of this property is the versatile layout, along with giving a great feeling of space. The builder has fitted flooring to the hallway, kitchen and utility room. The remaining floor finishes are to be chosen, and paid by the buyer.

Interior - stepping into the main reception hallway, you are greeted with a sense of quality, with an impressive mezzanine style landing, with oak flooring and balustrade providing opulence and style. Exquisite open plan kitchen/sitting room providing space for a family area to encompass modern living. The kitchen has high quality light grey shaker styled units with white quartz worktop, spanning a large area of surface. Appliances include gas hob, extractor fan, twin electric microwave oven & twin electric oven, fridge/freezer and dishwasher. Grey tiled flooring, log burning stove and bi-folding doors opening towards the garden.

There is a large guest bedroom with French doors opening onto the garden and fitted ensuite shower room. Further bedroom three, bedroom four/study and fitted family bathroom.

On the first floor, is an open plan master bedroom with large dressing room built into the roof to provide shape and interest with skylights. An ensuite shower room and walk in loft storage area.

Exterior – Approaching the property there is a driveway and a double detached garage with electric doors. Front garden mainly with lawns that wrap around the side and then this leads into a rear garden. The garden backs onto fields providing a lovely outlook and views.

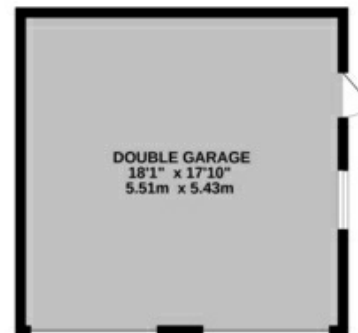
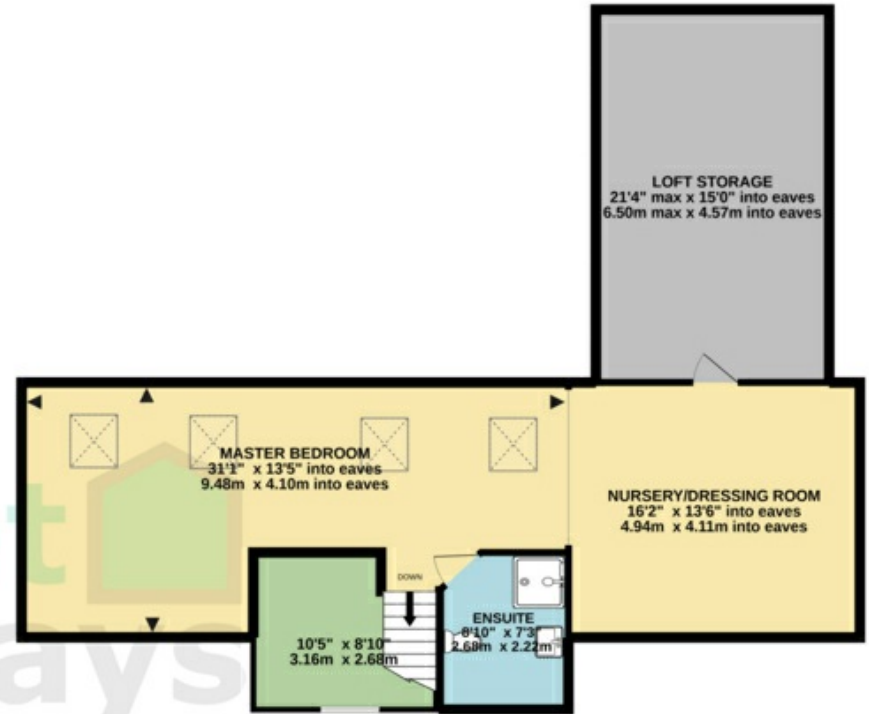
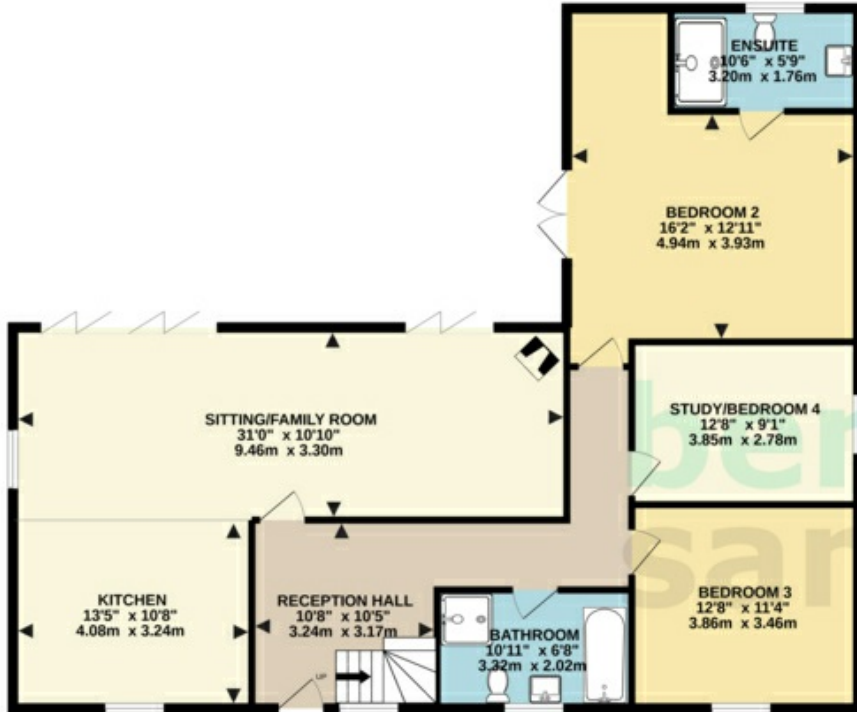
The private cul-de-sac is located on the edge of the village of Yeaveley.

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 – Being a local builder and living in the village I wanted to use local tradesman to help build them. We have really wanted to build high quality properties that the village deserves. There is ultra fast fibre broadband installed to each property, electric Bluetooth cedar garage doors to finish them off in style. Following the pandemic, what a great place to work from home in this peaceful Derbyshire Dales village with a lovely pub too.

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

Services: Mains electricity, mains water, LPG, mains drainage & high speed fibre internet connection. We believe there is a footpath along the boundary adjacent to No. 4 but there is no evidence of usage. Tenure: Freehold. Management Charge £150 per annum for upkeep of private road.



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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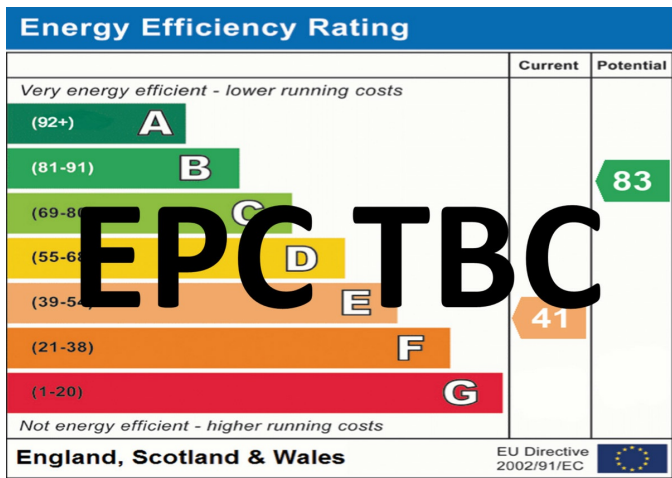






Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



Nick Samways

Director

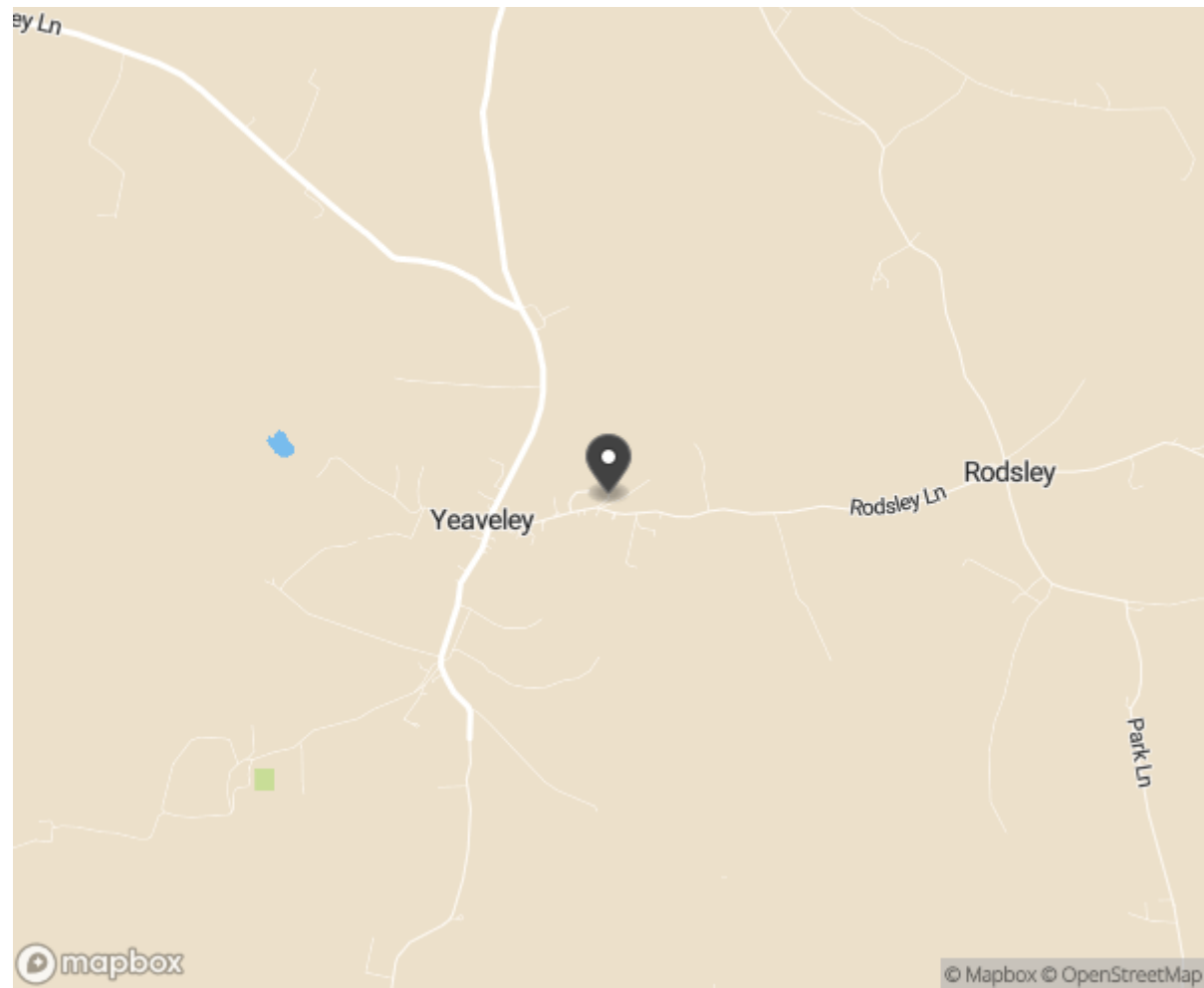
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Stuart Bennet MNAEA

Director

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4
 3
 8
 1950 sq ft