



For Sale

19 Stanton Road, Ashbourne, Derbyshire DE6 1SH

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 1000 sq ft

A modern three bedroom detached house located on a popular development within Ashbourne. The gross internal area is 1,000sq.ft.

Guide Price £270,000

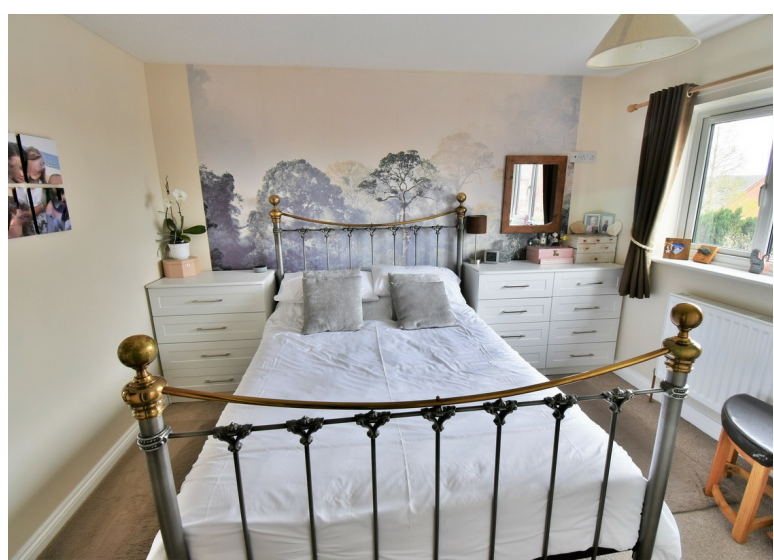
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samways



BENNET SAMWAYS are delighted to offer for sale this modern three bedroom detached house located on a popular development within Ashbourne, with fitted kitchen and fitted bathroom. There is also a walk in wardrobe to master bedroom. The gross internal area is 1,000sq.ft.

Interior - Stepping into the property via the hall which leads into a useful utility offering good storage. There is an understairs cupboard and guest cloakroom. The living room benefits from a log burning stove. The kitchen/diner has been fitted with a range of base and wall mounted units and worktops. Integrated appliances include gas hob, extractor fan over, electric double oven, dishwasher. There is space for fridge/freezer and patio doors leading to the garden.

On the first floor there is a master bedroom which has a walk in wardrobe. Two further bedrooms and a fitted family bathroom.

Exterior - The front has a good sized block paved driveway and tradesman access to the side, this leads to a south facing garden with patio and lawn.

Owner's perspective - I have had an absolutely amazing time living in in this house. It has a sun trap garden which has the afternoon and evening sun and isn't overlooked, a lovely green out the front which my kids have enjoyed playing on, the neighbours are friendly and caring, it's walking distance to shops and town, and I absolutely adore my walk in wardrobe! I love the layout of this house, with all the storage, the sun streaming into the back of the house and the cosy living room with the log burner at the front of the house. I'm sure the new buyers will enjoy it just as much.

Locality - An historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEGs) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock.

Agents notes - Council Tax: Derbyshire Dales District Council & band D

Services: Mains water, gas, drainage, electricity and broadband. Tenure: Freehold.

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.

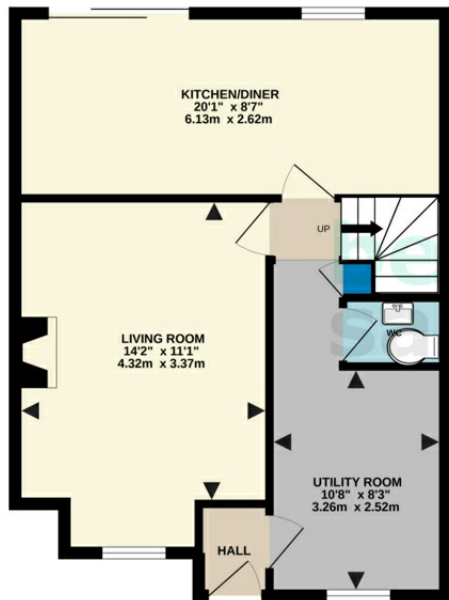




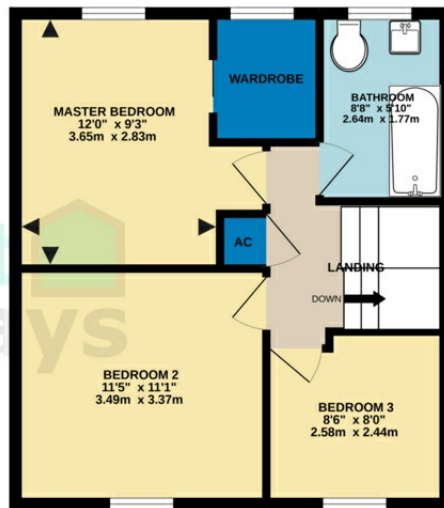
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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