

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

99 Lathkill Drive Ashbourne, Derbyshire DE6 1TZ



'The Brambles Development - Built by Chevin Homes' Brand new stylish three bedroom end townhouse on the fringe of the highly popular market town of Ashbourne

- 'The Brambles Development - Built by Chevin Homes' • High specification throughout as standard • 10 Year Premier Guarantee • Help To Buy Available/Part Exchange Considered/Stamp Duty Incentives Available • Entrance hall, store and cloakroom • Living Room • Spacious dining kitchen with French doors • Granite work surfaces and branded appliances • Floor coverings included • Three bedrooms • Master bedroom with en-suite • Family bathroom • Outside tap and power socket • Patio and turfed garden • Intruder Alarm
 - Driveway for two cars
 - **VIEWING ESSENTIAL** •

Price £219,950



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GENERAL INFORMATION

Enjoying a very sought after location on the outskirts of the delightful market town of Ashbourne this brand new end townhouse property is built to a traditional style with brick and tile and offering comfortable low maintenance accommodation. An ideal purchase for the family.

Internally the property will provide, entrance hall with cloakroom and storage facilities, a good sized living room, a well-appointed spacious fitted dining kitchen with French doors leading to a garden. The kitchen being comprehensively equipped with branded oven, hob, integrated fridge freezer and full sized dishwasher. To the first floor the master bedroom has a luxury en-suite shower room, two additional bedrooms and a bathroom.

Outside, is a low maintenance garden to front and rear together with car standing space to the side.

The sale provides a very enviable opportunity for a discerning purchaser to acquire a stylish semi-detached property in a favoured residential location offering ease of maintenance and affordable accommodation.

Help To Buy Available/Part Exchange Considered/Stamp Duty Incentives Available

LOCATION

Ashbourne is a very popular market town north of Derby and provides a wealth of local facilities

including fashionable bars and restaurants, comprehensive shopping, recreational and sporting facilities and is known as the gateway to the Peak National Park with many country walks and rural activities close by.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

STORE

GUEST CLOAKROOM

LIVING ROOM 4.4m x 3.3m (inc stairs) (14'5" x 10'10" (inc stairs))

DINING KITCHEN 4.4m x 3.6m (14'5" x 11'10")

Having Zanussi oven, hob, extractor, integrated fridge freezer, full size dishwasher and plumbing for automatic washing machine.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 3.4m x 3.4m max (11'2" x 11'2" max)

EN-SUITE SHOWER ROOM

Having thermostatic shower.

BEDROOM TWO 3.6m x 2.4m max (11'10" x 7'10" max)

BEDROOM THREE 3.8m x 1.4m (12'6" x 4'7")



STORE

BATHROOM

Three piece suite and thermostatic shower over the bath.

OUTSIDE & GARDEN

There is a driveway with off road parking for two cars. To the rear is a patio and turfed garden with outside tap and power socket.

COUNCIL TAX BAND

As this property is a new build, it is yet to be banded.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (DM/SE).



Errwood - 3 bedroom semi-detached home with en-suite



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

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