

**A MODERN TWO BEDROOM SEMI DETACHED PROPERTY WITH GARDENS
TO THE FRONT AND REAR ALONG WITH TWO PARKING SPACES**

**3 GRAVELLY BANK MEWS
YEAVELEY
DE6 2DY**



PRICE: OFFERS AROUND £165,000

**OCCUPYING AN ENVIABLE VILLAGE LOCATION BACKING ONTO OPEN
COUNTRYSIDE**

**The property is subject to a local occupancy clause
VIEWING HIGHLY RECOMMENDED**

DESCRIPTION

A modern two bedroom property occupying an enviable location within a small residential development on the edge of the highly sought after village of Yeaveley. The accommodation briefly comprises entrance hall, kitchen, sitting room, conservatory, two bedrooms and bathroom. There is allocated parking for two cars along with front garden laid to lawn and rear garden enjoying a good degree of privacy and picturesque views of the adjoining open countryside.

ACCOMMODATION

A front entrance door leads into the

Entrance Hall with tiled flooring, staircase leading to the first floor, door to the sitting room and opening into the

Kitchen 2.49m x 1.95m [8'2" x 6'5"] comprising a modern range of wall and base units and drawers, integrated Lamona electric oven, two-ring Indesit electric hob with extractor hood above, integrated washing machine, dishwasher and fridge. Work surface with inset stainless steel sink and drainer unit, complementary tiled splash back, front aspect upvc double glazed window, serving hatch to the sitting room, tiled flooring and Dimplex wall heater.



Sitting Room 4.29m x 3.95m [14'1" x 12'11"] overall measurements. Having a feature brick fireplace with wooden mantel and tiled hearth, ceiling beams. Dimplex storage heater, under stairs storage cupboard and sliding patio doors leading into the



Conservatory 2.89m x 2.69m [9'6" x 8'10"] standing on a brick base with laminate flooring, upvc double glazed windows and upvc double glazed door to the side opening on to the rear patio.



First Floor Landing with access to the roof space. Doors lead to both bedrooms, the bathroom and an inbuilt airing cupboard/linen store.

Bedroom One 3.92m x 3.23m [12'10" x 10'7"] overall measurements. With inbuilt double wardrobe, wall mounted electric heater and upvc double glazed window with open views overlooking the adjacent farmland.



Bedroom Two 2.66m x 1.97m [8'9" x 6'6"] with front aspect upvc double glazed window and Dimplex electric heater.

Shower Room comprising a corner shower cubicle with Mira Sport electric shower, pedestal wash hand basin and low flush w.c. There is tiled flooring, heated towel rail, front aspect upvc double glazed window and recessed ceiling spot lighting.



OUTSIDE

To the front of the property there is a lawned garden with pathway leading to the front entrance door and access to the side of the property leading to the rear garden.



At the rear of the property there is a paved terrace taking full advantage of the open views over the surrounding countryside. Timber steps lead down to a further area of garden which backs directly on to open fields.



NB We are advised that there are conditions attached to the property. The conditions are that the person to whom the disposal is made must either:

- 1) Have had his only or principal home in the community for a continuous period of ten years not necessarily immediately preceding the application for consent, or,
- 2) Have had his only principal home in the community for a continuous period of five years immediately preceding the application for consent, or,
- 3) Have had his place of permanent full time work in the community for twelve months immediately preceding the application

Community means the civil parishes of:

Alkington, Boylestone, Brailsford, Clifton and Compton, Edlaston and Wyaston, Hollington, Hungry Bentley, Longford, Mercaston, Osmaston, Rodsley, Shirley, Yeaveley and Snelston.

SERVICES

It is understood that all mains services are connected with the exception of gas.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING E

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a southerly direction along the A515 Lichfield Sudbury Road. Proceed past the turning for the village of Clifton and

continue up Collycroft Hill. Continue along past Darley Moor and then turn left into Hales Green signposted Yeaveley. At the T junction turn right and proceed to the village of Yeaveley. Upon entering the village turn left into Rodsley Lane, continue along to the edge of the village where Gravelly Bank Mews will be found on the right hand side identified by our for sale board.

Ref: FTA2374



Total area: approx. 61.6 sq. metres
3 Gravelly Bank Mews, Yeaveley, Derbyshire, DE6 2DY

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.