





Occupying an enviable position within the sought-after Derbyshire Dales village of Marston Montgomery, this beautifully presented two-bedroom semi-detached home has been comprehensively upgraded by the current owner and enjoys delightful open field views to the rear.

The property offers well-proportioned accommodation throughout, including an inviting entrance hall, a stylish dining kitchen, a spacious lounge featuring a box bay window. To the first floor are two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from double-width off-road parking, attractive Indian stone side patio with canopy and a private rear garden backing directly onto open equestrian fields, creating a wonderful semi-rural setting rarely found at this price point.

Situated within walking distance of the village primary school, popular Crown Inn and local amenities, the property combines peaceful countryside living with excellent connectivity to Ashbourne, Uttoxeter and Derby. Offered to the market with no upward chain, this is an ideal opportunity for first-time buyers or downsizers seeking a turn-key home in a highly desirable village location.



Discounted Property Information

The property is offered with a 75% ownership share, with the remaining 25% retained by Derbyshire Dales District Council. There is no monthly or annual rent payable on the Council's retained share, making this an attractive and affordable ownership opportunity.

It is understood that the property is held freehold, with a 75% share of the freehold interest being conveyed upon completion. Additionally, there is an option for the purchaser to acquire the remaining 25% share from Derbyshire Dales District Council, subject to their requirements and approval process. Interested parties are advised to seek clarification from their own legal adviser regarding the ownership structure and any future acquisition of the retained share.

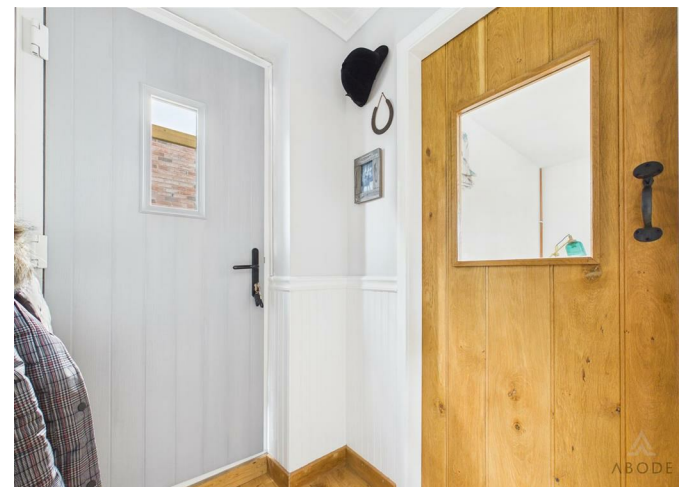
Hallway

A composite side entrance door opens into a welcoming hallway featuring attractive oak-panel flooring throughout. Decorative wall panelling enhances the lower walls, complemented by a central heating radiator. Glazed internal double doors provide access to the principal reception areas.

Kitchen/Diner

Enjoying an abundance of natural light from three UPVC double-glazed windows to both side elevations, the kitchen/diner benefits from stunning far-reaching views across open countryside and agricultural land. The kitchen is fitted with a range of matching base-level units, complemented by wood-block effect work surfaces and a Belfast-style ceramic sink with mixer tap. There is space and plumbing for freestanding under-counter appliances, while a wall-mounted gas combination boiler provides domestic hot water and central heating. Additional features include a central heating radiator and an overhead cupboard housing the electrical consumer unit.







Lounge

A charming and characterful reception room centred around an attractive open fireplace with timber mantel and tiled hearth. A UPVC double-glazed box bay window to the front elevation and an additional side-facing window flood the room with natural light. A staircase rises to the first-floor accommodation, while two central heating radiators, television aerial point and telephone point complete the space.

Landing

Providing access to the loft space via a ceiling hatch, the landing also benefits from a smoke alarm, built-in storage cupboard with shelving and a central heating radiator. Oak-panelled internal doors lead to all first-floor rooms.

Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation, central heating radiator and a useful over-stairs storage cupboard fitted with shelving.

Bedroom Two

A comfortable second bedroom enjoying delightful far-reaching views across open fields and surrounding countryside via a UPVC double-glazed rear-facing window. Further benefits include a central heating radiator.



Bathroom

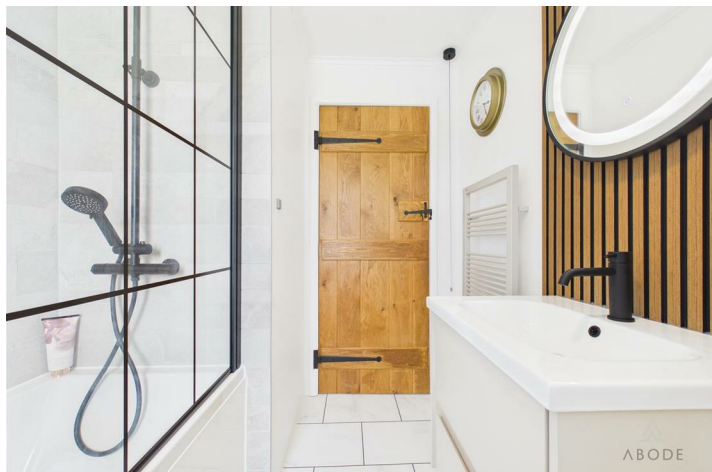
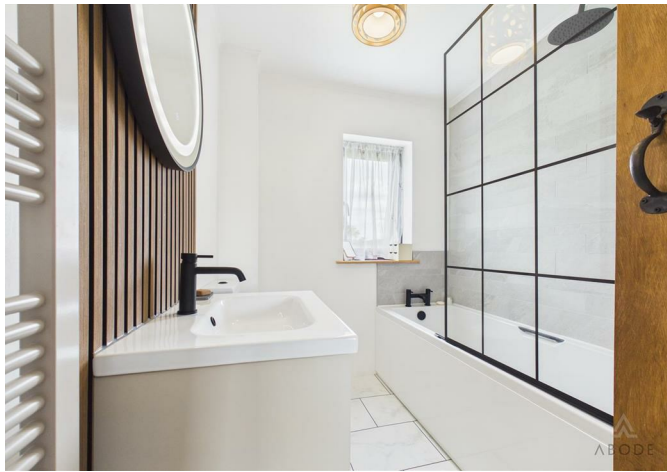
Beautifully appointed with a modern three-piece suite comprising a low-level WC with concealed cistern, vanity wash hand basin with mixer tap and storage beneath, and a panelled bath with glazed shower screen and rainfall shower over. Stylish wall panelling and contemporary tiling to both the walls and floor create a luxurious finish, while a heated towel radiator and UPVC double-glazed rear window complete the room.

Local Area

Marston Montgomery is a picturesque Derbyshire Dales village located approximately 7 miles from Ashbourne and 15 miles from Derby, with excellent access to the A50, M1 and M6 road networks. The village offers a primary school, village hall, park, the popular Crown Inn, and the historic Church of Saint Giles.

Surrounded by attractive countryside, the area is well served by highly regarded schools including Abbotsholme, Denstone College, the JCB Academy, and falls within the catchment for Queen Elizabeth's Grammar School (QEGS) in Ashbourne. Leisure facilities nearby include golf courses in Ashbourne and Uttoxeter, the championship-standard JCB Golf & Country Club, Uttoxeter Racecourse, and the stunning Peak District National Park.



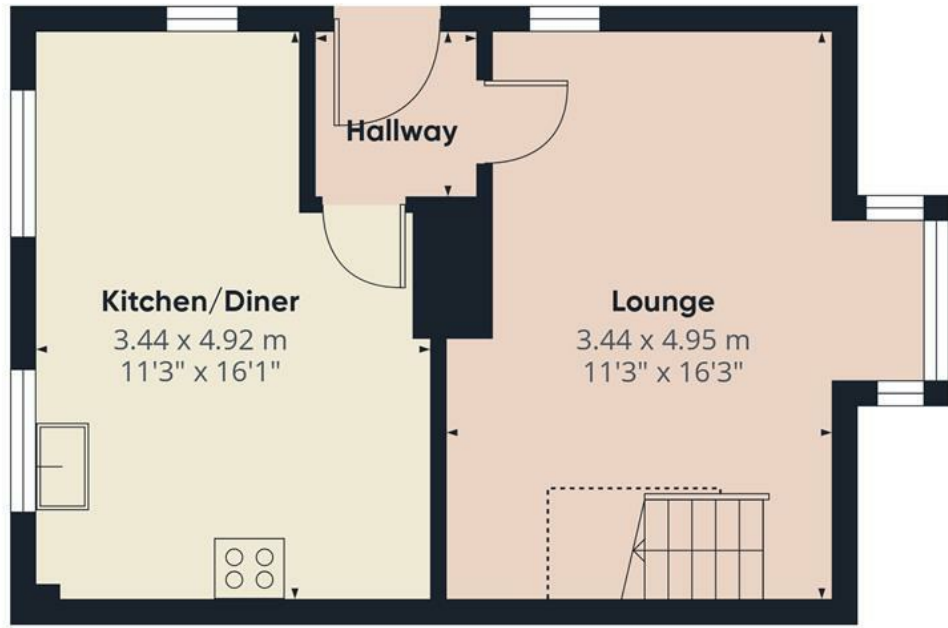






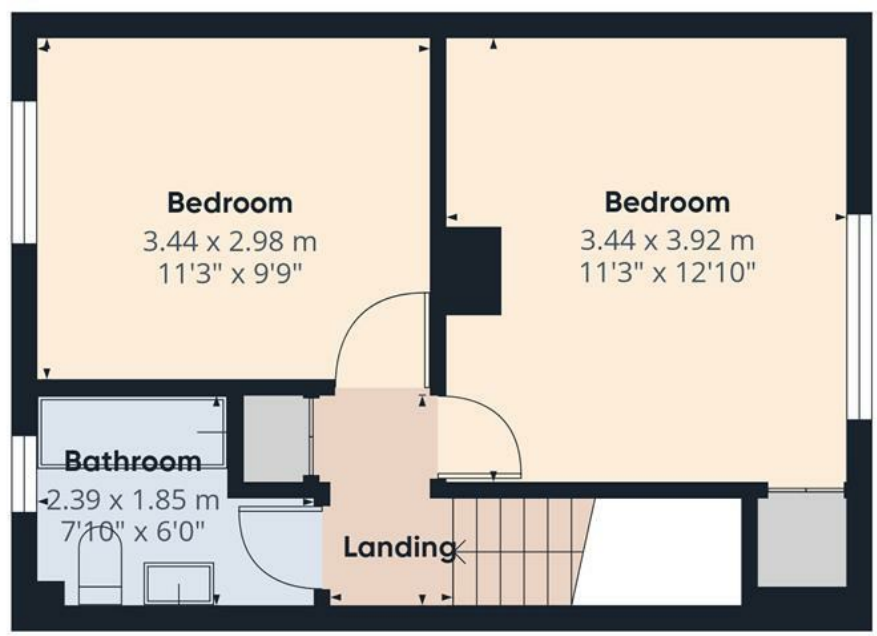


ABODE



Approximate total area^m
64.7 m²
697 ft²

Reduced headroom
1.2 m²
13 ft²



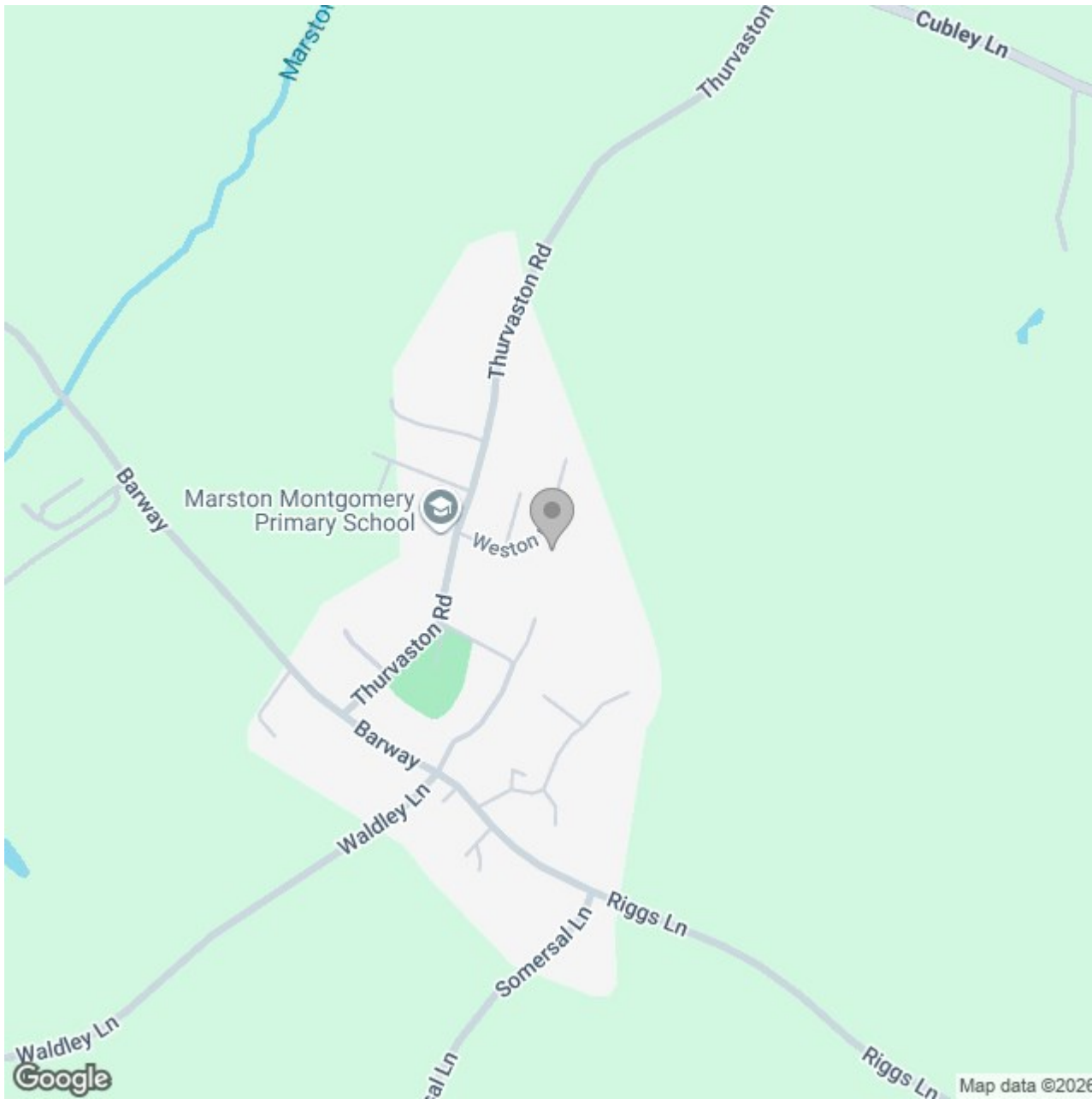
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

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