





An excellent opportunity to acquire a well-presented two-bedroom modern home, ideally suited to first-time buyers or those seeking a convenient village location. Constructed in 1991 and subsequently upgraded, the property has been enhanced with a modern fitted kitchen and contemporary bathroom, central heating, and a landscaped rear garden. The home is immaculately maintained throughout, boasting quality fixtures and fittings, uPVC double-glazed windows and doors, and a characterful stone-effect, cast-iron log-burning fireplace within the lounge.

Internally, the accommodation briefly comprises an inviting entrance hallway with bespoke timber detailing, a well-equipped kitchen, and a spacious lounge with exposed beams and French doors opening onto the rear garden, where far-reaching open farmland views can be enjoyed. To the first floor are two well-proportioned bedrooms and a stylish bathroom featuring underfloor heating.

Occupying a desirable position within the sought-after village of Yeaueley, the property enjoys a peaceful countryside setting while remaining well connected. Yeaueley lies approximately five miles south of the historic market town of Ashbourne and is conveniently accessed via the A515, providing excellent commuting links to Derby, Stoke-on-Trent, and Burton upon Trent. The surrounding countryside and Peak District National Park, located approximately ten miles away, further enhance the appeal of this attractive village home.

An internal viewing is highly recommended to fully appreciate the quality of accommodation and idyllic setting on offer.



Restrictive Covenant

Consent to dispose of the property will only be granted where the purchaser satisfies one of the following criteria:

The purchaser has occupied their sole or principal residence within the Community for a continuous period of ten years, which need not immediately precede the application for consent; or

The purchaser has occupied their sole or principal residence within the Community for a continuous period of five years immediately prior to the application for consent; or

The purchaser has been in permanent, full-time employment within the Community for a continuous period of twelve months immediately prior to the application.

For the purposes of this provision, "the Community" comprises the civil parishes of:

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

Hallway

Entered via a uPVC double-glazed front door, the welcoming hallway features tiled flooring throughout and a staircase rising to the first-floor landing. Characterful bespoke timber panelling and exposed ceiling beams add charm, complemented by a central heating radiator, coat hooks, and a useful meter cupboard. An opening leads through to:



Kitchen

Positioned to the front elevation with a uPVC double-glazed window, the kitchen benefits from complementary tiled flooring and is fitted with a range of matching base and wall units with wood-block preparation work surfaces. Integrated appliances include a 1½ ceramic sink with mixer tap, hob with oven and grill, and a stainless-steel extractor hood. There is also space and plumbing for freestanding white goods, along with room for a fridge and freezer.



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Lounge

A spacious and characterful reception room featuring panelled flooring and a striking cast-iron log-burning fireplace set on a tiled hearth. Exposed beams and trusses enhance the sense of period charm, while additional features include a central heating radiator, TV aerial point, carbon monoxide detector, and a useful under-stairs storage cupboard. uPVC double-glazed French doors open out to enjoy far-reaching views over open fields and surrounding agricultural land.

Landing

The first-floor landing provides access to the loft via a hatch and benefits from an airing cupboard housing the hot water tank with eye-level shelving. Internal doors lead to:

Bedroom One

Located to the rear elevation, this well-proportioned bedroom enjoys a uPVC double-glazed window with stunning far-reaching countryside views. The room also features a central heating radiator, ceiling lighting, and a built-in double wardrobe with hanging rail and shelving.

Bedroom Two

With a uPVC double-glazed window to the front elevation, this bedroom benefits from a central heating radiator and natural light.

Bathroom

A stylish bathroom with a uPVC double-glazed frosted window to the front elevation and the added luxury of underfloor heating with an external thermostat. Complementary tiling to both floors and walls frames a contemporary three-piece suite comprising a low-level WC with continental flush, floating wash hand basin with mixer tap, and a panelled bath with glass screen and waterfall showerhead. Finished with ceiling spotlights, extractor fan, and a chrome heated towel radiator.

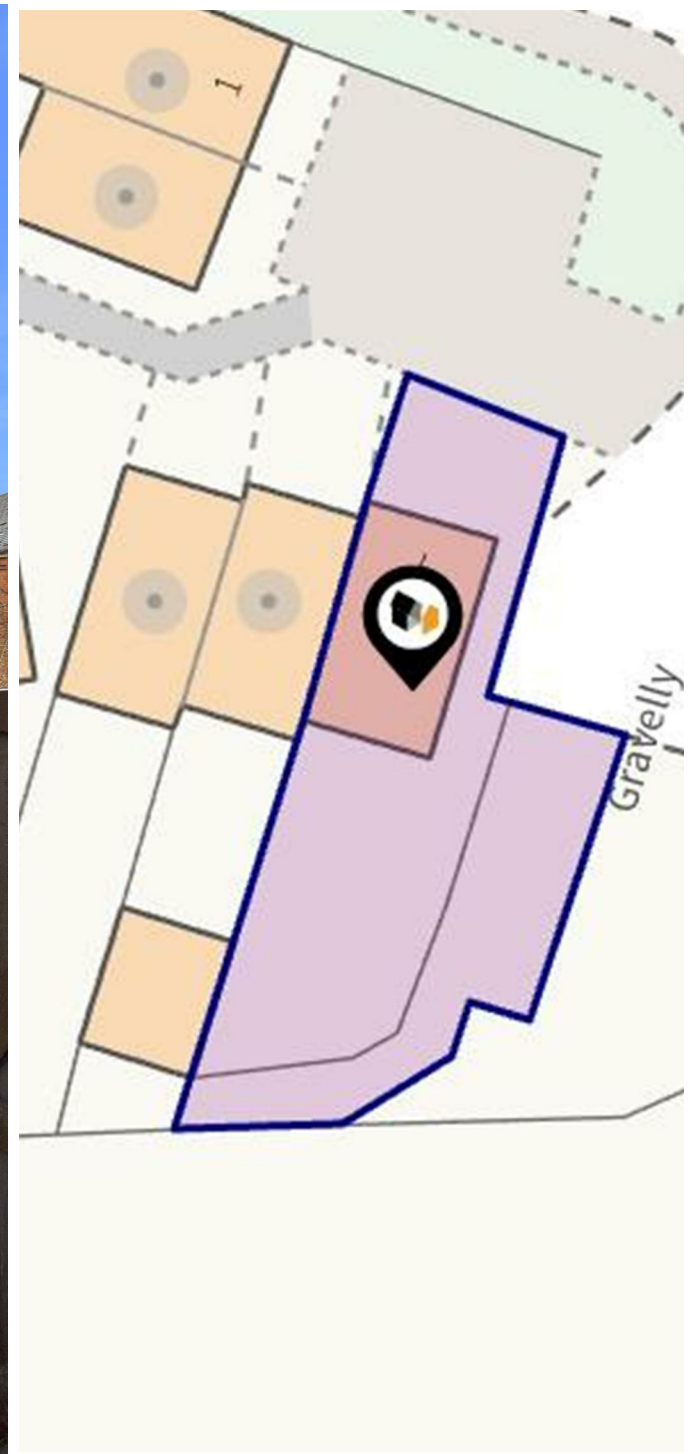












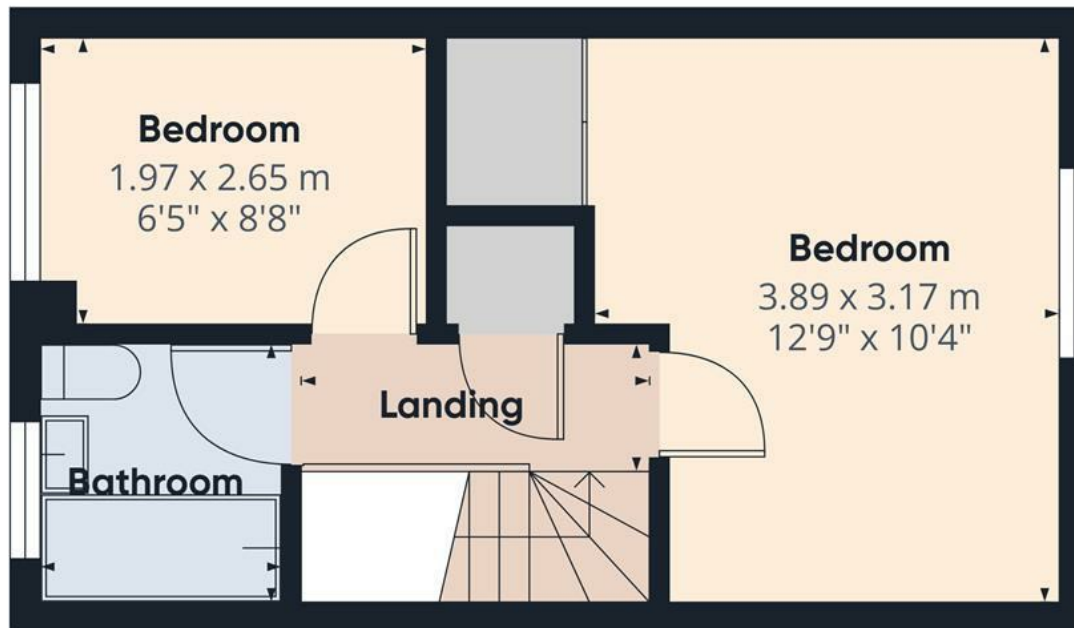


Floor 0

Approximate total area⁽¹⁾

50.6 m²

545 ft²



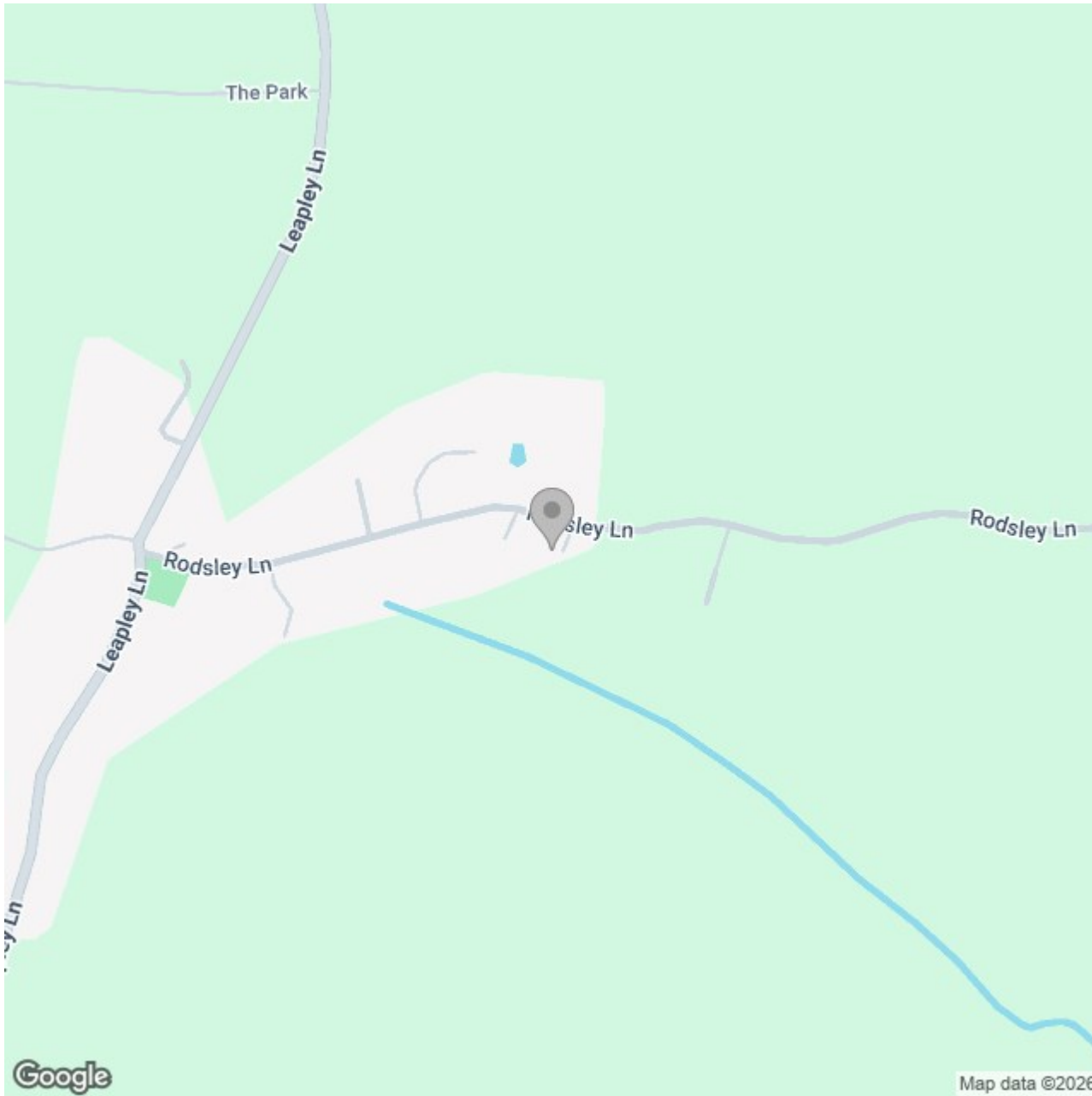
Floor 1

(1) Excluding balconies and terraces

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		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	