



4 Lime Grove, Ashover, Derbyshire, S45 0DP

Saxton Mee



## 4 Lime Grove

Offers In The Region Of

**£495,000**

This newly built three-bedroom, two-bathroom property is nestled on a private road within an exclusive development in a charming Derbyshire village. Combining modern living with the tranquility of its countryside setting, the home is designed to a high specification, featuring contemporary finishes throughout.

The spacious open-plan layout creates a bright and welcoming atmosphere, perfect for both entertaining and everyday living. The sleek kitchen is fully equipped with integrated appliances and flows seamlessly into the dining and living area, offering views of the landscaped garden through large windows and patio doors. Upstairs, the master bedroom boasts an en-suite bathroom, while the two additional bedrooms share a stylish family bathroom.

Set within a small collection of homes, this property offers privacy and a peaceful village lifestyle, with the convenience of local amenities just a short walk away. Surrounded by the beautiful Derbyshire countryside, it provides easy access to walking trails and nature, making it an ideal retreat for those looking for modern comfort in a rural setting

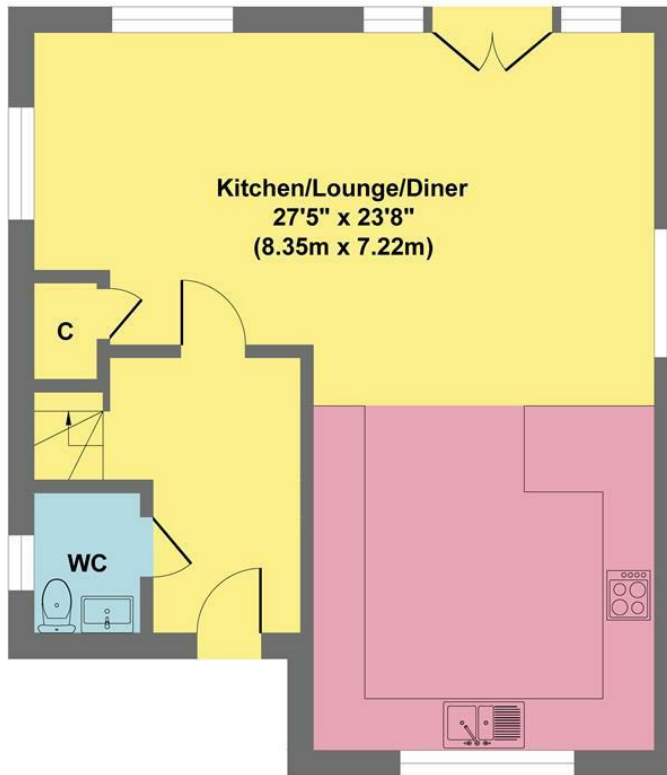
- Peaceful Setting On An Exclusive Development
- Ready To Move Into
- Energy Efficient Design With Double Glazing & Underfloor Heating
- Easily Managed Gardens
- Close To Local Schools & Shops For Convenient Family Living
- Spacious & Flexible Living Space
- Car Port & Off Road Parking
- Direct Access To A Wealth Of Outdoor Pursuits
- EPC: TBC
- Viewings: Bakewell Office



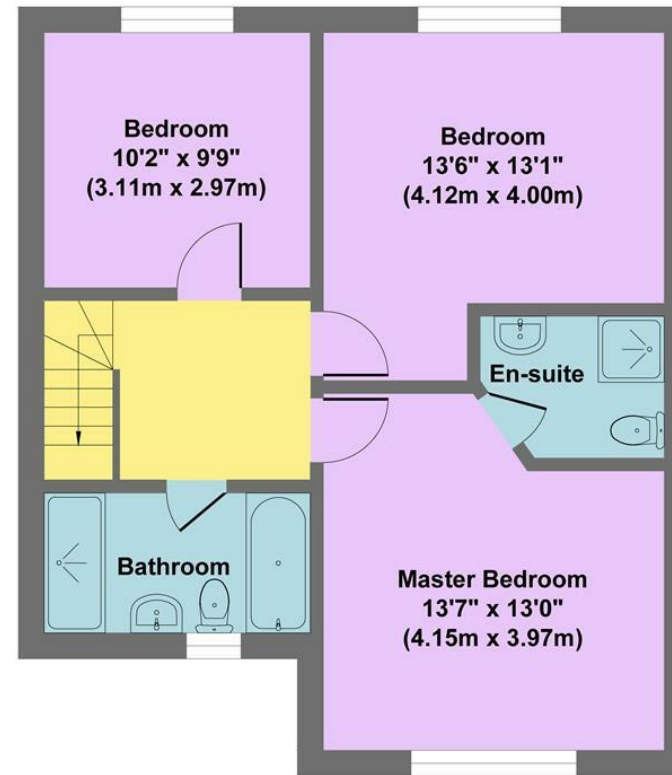




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**Ground Floor**  
**Approximate Floor Area**  
**601 sq.ft**  
**(55.84 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**601 sq.ft**  
**(55.84 sq.m.)**

**Approx. Gross Internal Floor Area 1202 sq.ft / 111.68 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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