



60 Derby Road, Ashbourne, Derbyshire DE6 1BH



A charming extended three bedroom traditional semi-detached house located in Ashbourne with a large driveway providing ample parking. The gross internal area is 1,000sq.ft.

BENNET SAMWAYS is thrilled to present this beautifully extended three-bedroom traditional semi-detached house, situated in the charming town of Ashbourne. Boasting a generous driveway offering ample parking space, this residence encompasses the perfect blend of classic appeal and modern convenience, with a gross internal area measuring 1,000 sq. ft.

This delightful property offers a harmonious blend of traditional charm and contemporary comfort, making it a truly desirable home in the sought-after location of Ashbourne.

Interior - Upon entering, the hallway welcomes you with its vaulted ceiling, leading seamlessly into the inviting living room. Here, you'll find a tasteful wooden effect floor complemented by a striking brick fireplace featuring a cosy log burning stove. Adjacent to the living area is an open plan dining room, providing ample space for both formal meals and a designated study area. Accessible from this space is a thoughtfully designed fitted bathroom, along with an entrance leading to the newly refurbished kitchen. The kitchen exudes elegance with its array of base and wall mounted units, adorned with wood effect worktops. Integrated appliances, include a gas hob, extractor fan, electric oven, fridge, and freezer, offer modern convenience, while plumbing is available for both a washing machine and dishwasher. The matching wood effect flooring adds continuity to the space, with a convenient door granting access to the rear garden. The bathroom, also recently updated, boasts a high standard of finish, featuring modern white fixtures complemented by stylish Metro tiles. Ascending to the first floor, you'll discover the master bedroom, a generously proportioned retreat, complete with an attached WC room. Two additional bedrooms complete the accommodation on this level, offering versatile space to suit your needs.

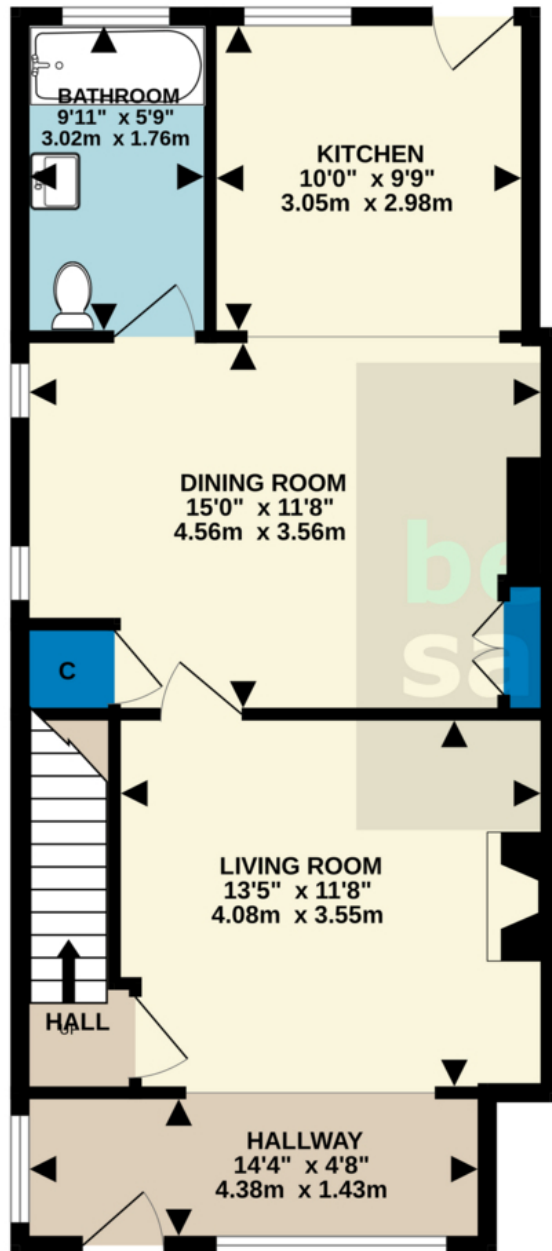
Exterior - the property continues to impress with its large spacious driveway, providing secure parking for multiple vehicles. A secure side gate leads to the rear garden, where a meticulously landscaped oasis awaits. Here, you'll find manicured lawns, a paved patio ideal for outdoor entertaining, and two garden sheds offering valuable storage space.

Locality - Nestled within the picturesque landscape, Ashbourne stands as a historic market town renowned as "The Gateway to the Peak District," owing to its strategic proximity to the breathtaking Peak District National Park. Conveniently situated with easy access to the A50 (9 miles), facilitating connections to the M1 and M6 motorway networks. Noteworthy for its longstanding tradition of Royal Shrovetide Football, a ritual dating back to 1667, observed on Shrove Tuesday and Ash Wednesday. The thriving town boasts a diverse range of amenities, featuring a plethora of distinctive, predominantly independent shops, and charming cafes. Adding to its allure, Ashbourne hosts a popular golf course on its outskirts, and the coveted Queen Elizabeth's Grammar School (QEGs) caters to the educational needs of the town and the adjacent Derbyshire Dales villages. Excellent transport links include a well-connected bus station linking Ashbourne to Derby and Uttoxeter, with a variety of regular services. Convenient train stations at Uttoxeter, Derby, and Matlock further enhance connectivity. Ashbourne serves as an ideal base to explore numerous nearby attractions, including the stately Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath, and the picturesque Dovedale, promising a truly enchanting experience.

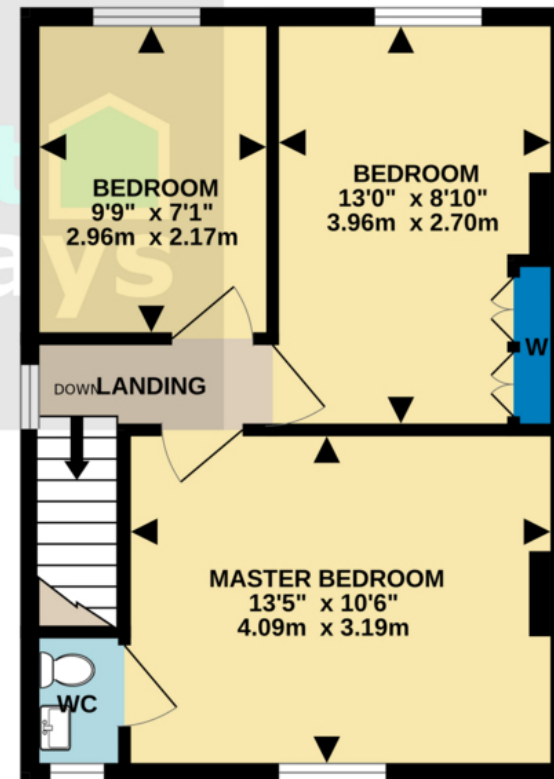
Owner's perspective - "This house has been our home for almost 10 years and has seen our family of two become three, as well as a pawesome friend in the mix too. The layout has made both family life and entertaining an easy one while the bright, big windows make it feel inviting and welcoming even on a rainy day. The location has been one of our favourite features about living here. It's a 10-minute walk into the town centre, 5-minute walk to a Co-Op (super handy when you forget the one thing you went to the grocery store for), walking distance to a wealth of fantastic schools, across the street from a bus route and right off the main road into Derby. You can also enjoy being right on the doorstep of the Peak District with beautiful countryside walks to experience. The driveway was also a big selling feature for us. We can easily get our three cars out without needing to move any of them. It also offers that extra bit of privacy being so set back from the road. We've loved living in this house and have enjoyed every minute of making it a home."

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band C. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 15mb standard & 80mb superfast.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Nick Samways

Director

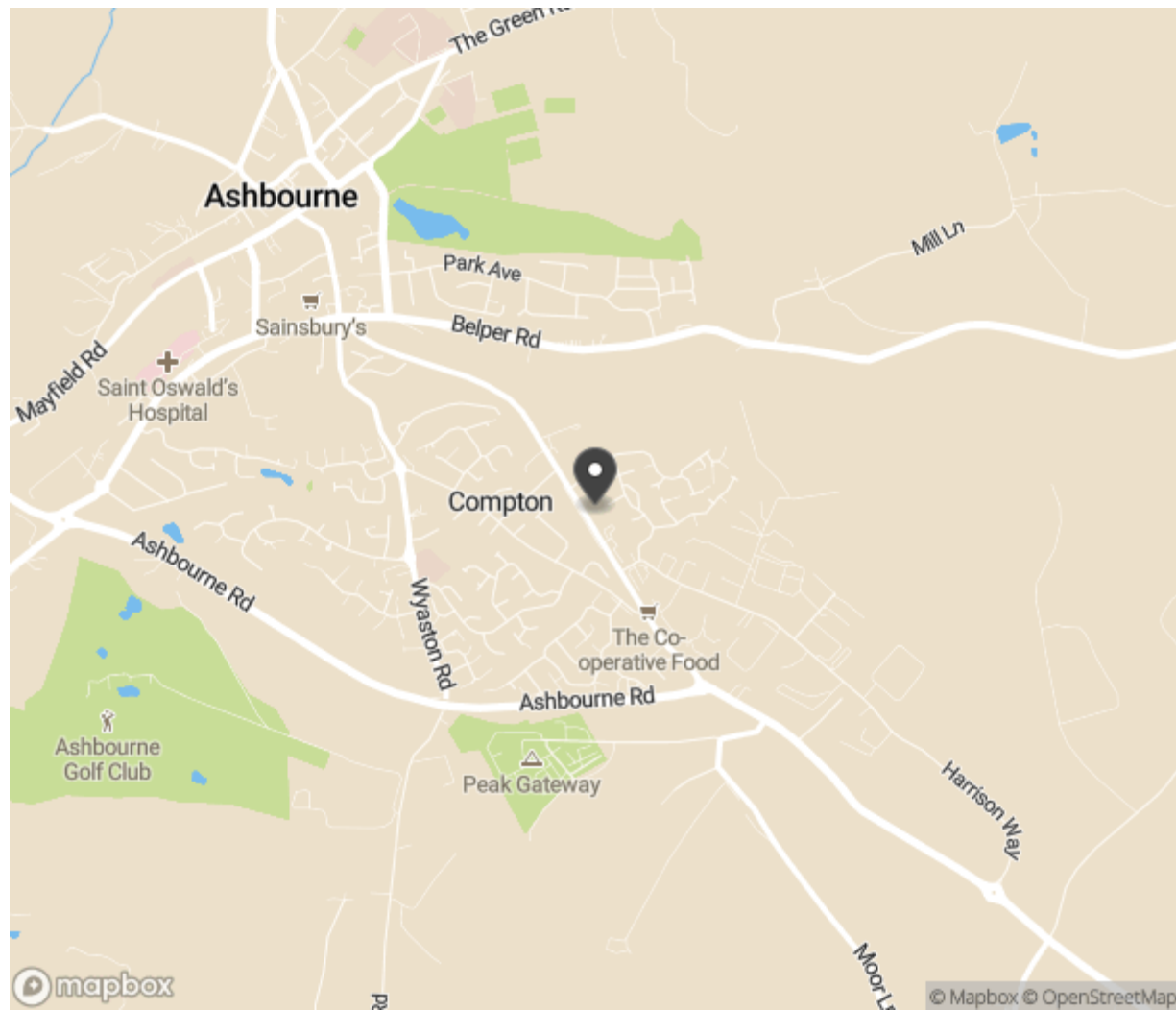
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1000 sq ft