



**2 Park Road, Ashbourne, Derbyshire DE6 1FN**



## A charming three-bedroom semi-detached residence, conveniently located near the town centre occupying an enviable corner plot position.

BENNET SAMWAYS proudly presents this charming three-bedroom semi-detached residence, perfectly situated on a corner plot. Conveniently located in the heart of Ashbourne, this property boasts a prime location just a stroll away from the town centre. With a generous gross internal area spanning 900sq. ft., this home offers both space and convenience.

Don't miss this opportunity to make this exceptional property your own. Contact BENNET SAMWAYS today to arrange a viewing and embark on your journey to homeownership in Ashbourne.

**Interior** - Step into the hall which leads to a delightful living room adorned with a fireplace and multi-fuel stove, creating a cosy atmosphere. The fitted kitchen/diner features a Range cooker, extractor fan, ample space for a fridge/freezer, plumbing for washing, and original quarry tiled flooring. Additional highlights include a convenient storage cupboard and a well-appointed ground floor bathroom. Two supplementary store rooms adjacent to the kitchen present versatile opportunities for expansion into the main living areas. Upstairs, discover a spacious master bedroom and two further inviting bedrooms, providing ample accommodation for all.

**Exterior** - A picturesque corner plot greets you as you step into the garden oasis. The expansive lawn is complemented by lush plant borders teeming with perennials and shrubs, offering a serene retreat. A covered gazebo provides a charming seating area, perfect for relaxation or entertaining. Additionally, a small rear yard area adds to the outdoor versatility of this property.

**Locality** - Ashbourne is a historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEGs) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock. Ashbourne is a fantastic location to explore many nearby delights such as Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath & Dovedale to name a few.

**Owner's perspective** - "Approximately 30 years ago we walked up the path to this house. We were looking for a new home to bring up our two very young children and had a certain criteria to meet.

We needed a big garden for the children to play in, 3 bedrooms and a central location due to non driving and wanted to live in the heart of Ashbourne instead of on the outskirts.

As soon as we viewed the house, we knew that we wanted to live there as it fulfilled all our criteria. The location couldn't have been better. Since then, both children have grown up and fledged the nest, having enjoyed walking to every school they attended in Ashbourne, instead of driving, playing in the local park, shopping at the local shops and visiting the leisure centre all within walking distance.

Whilst talking to the original owners, they explained that they were the first people to live there, had bought the house many years previously and now that they were getting elderly were selling the house.

Therefore, this is only the second time this house has come onto the market. This is testament to the house and how happy families are living here.

Since living here, neighbours have extended their properties increasing the footprints, and even extended into the large lofts. Whilst we have had plans in the past, we have never done this, but maybe the new owners would want to put their own stamp on the house and be as happy as we were for all those years."

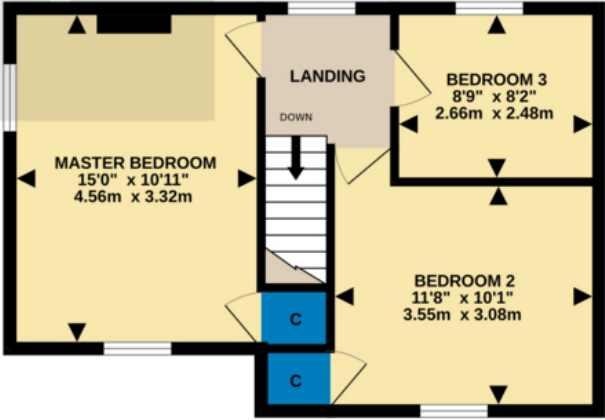
**Agent's notes** - Tenure: Freehold. Council Tax: Derbyshire Dales band C. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 20mb standard & 80mb superfast.

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.

GROUND FLOOR



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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900 sq ft