



66 The Green Road, Ashbourne, Derbyshire DE6 1EE



A meticulously extended and beautifully modernised three-bedroom traditional semi-detached residence nestled along a sought-after road in Ashbourne.

BENNET SAMWAYS proudly presents this meticulously extended and beautifully modernised three-bedroom traditional semi-detached residence nestled along a sought-after road in Ashbourne. Boasting a generous gross internal area of 1,050sq.ft., this property offers an inviting blend of classic charm and contemporary convenience.

Interior - A welcoming hallway sets the tone, adorned with understairs storage and elegantly painted floorboards. The living room exudes character with its charming bay window and fireplace, creating a cosy space with ample room for a fireplace. The original kitchen and dining area have been thoughtfully re-modelled, forming a spacious open-plan layout ideal for modern family living. A newly fitted kitchen features sleek stone-effect worktops and comes equipped with top-notch appliances including an electric induction hob, extractor fan, twin electric oven, and plumbing for a washing machine. A convenient breakfast bar seamlessly connects to the living area, while patio doors open onto the garden, flooding the space with natural light. A side utility room offers practical access to both the front and rear of the property.

Upstairs, a generously sized master bedroom awaits, accompanied by two additional bedrooms and a well-appointed fitted bathroom.

Exterior - The frontage is predominantly laid to a driveway with tasteful plant borders, while the rear garden beckons with its two-tiered layout, providing visual interest and ample space for outdoor enjoyment. A patio area offers the perfect setting for al fresco entertaining, while a lower level lawn area, complete with a greenhouse, invites relaxation and recreation.

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.

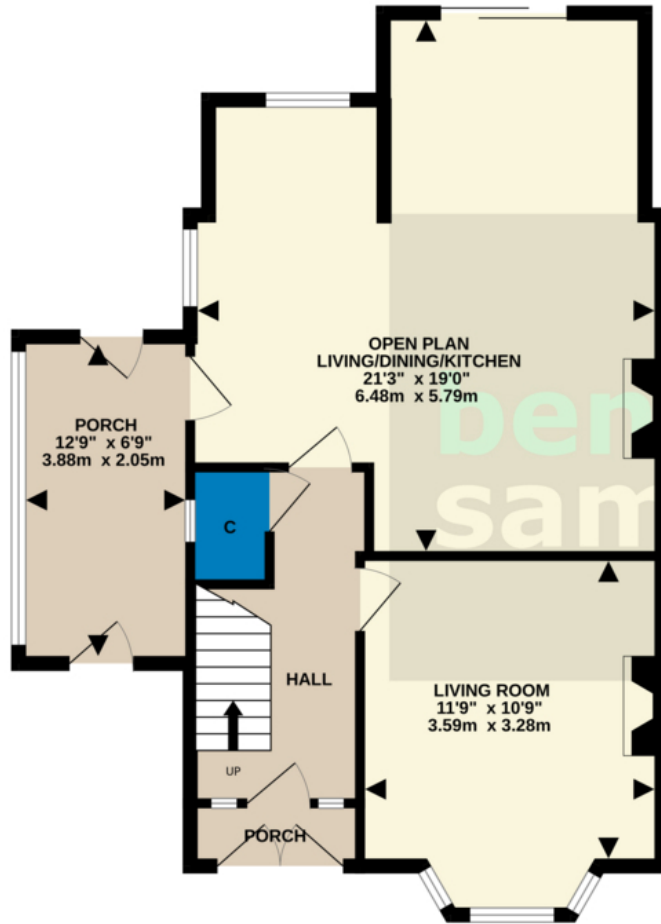
Owner's perspective - "We purchased our house almost 3 years ago as a renovation project, and have enjoyed breathing fresh new life into the home. We changed the ground floor layout, making it into a practical and cosy space to enjoy family life. We have tried to retain as much of the unique character and quirks that reflect the history of the property as possible. The location is ideal, close to primary and secondary schools, a pleasant short walk from the town centre, and close to the park for walks, bike rides, playing and watching sports and visiting the pavilion for a drink. The south facing garden has been great for outdoor dining and relaxing, and is a safe, enclosed and private space for children to play. We have enjoyed planting seeds, growing vegetables in the greenhouse and beds and picking fruit from the trees.

We hope the next owners enjoy creating their own memories with family and friends in this space as much as we have."

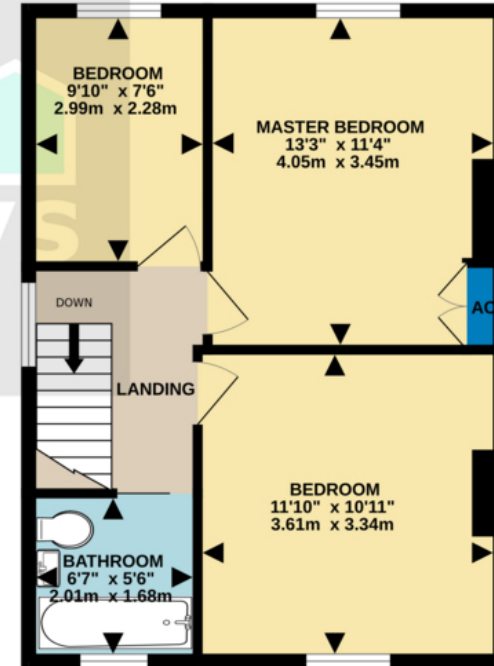
Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band D. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 16mb standard & 80mb superfast.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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3 1 3 1050 sq ft

