



Belper Road, Ashbourne DE6 1BB

welcome to

Belper Road, Ashbourne

A five bedroom detached house in an elevated position, of character, which is situated with stunning rear views across the town towards the Peak District National Park and the property is positioned opposite farmland. Access to the town is within easy walking distance.



Part glazed entrance door to a:

Entrance Hall

With front facing window and stained and leaded opening light. Dado rails, radiator and ceiling cornice. Understairs storage cupboard.

Sitting Room

14' 1" x 13' 2" (4.29m x 4.01m)

The latter measurement is taken into the front facing bay window with stained and leaded glass. There are delightful views over the fields opposite. There is an Adam style fireplace with living flame gas fire. Wall light points, ceiling cornice and radiator.

Lean To

6' 9" x 34' max (2.06m x 10.36m max)

With a door leading to the front and rear garden. There is a utility area with stainless steel sink unit, plumbing for an automatic washing machine and included within the measurements is a wc with low flush suite and wash basin.

Dining Kitchen

21' x 11' 3" (6.40m x 3.43m)

With base and wall cabinets with beige Hessian effect doors and ceramic tiled work surfaces. Appliances include; gas hob. electric oven and there is space for other white goods. A spacious dining area has delightful rear views. a side door leads to the lean-to.

First Floor Landing

Spacious landing with side facing double glazed oriel window. Radiator.

Bedroom Five/ Study

6' 8" x 7' 11" (2.03m x 2.41m)

A front facing window has glorious views of the fields opposite. Radiator.

Bedroom One

10' 7" onto wardrobes x 11' 9" (3.23m onto wardrobes x 3.58m)

Front facing double glazed window, radiator and extensive levered door built in wardrobes.

Bathroom/ Wc

7' 5" x 8' (2.26m x 2.44m)

With modern white suite and chrome fittings including panelled bath, thermostatic shower, pedestal wash hand basin and wc. Rear facing double glazed window and ceramic tiled walls in shades which complement the suite together with a mosaic border tile. Boiler cupboard.

Bedroom 2

11' 9" x 7' 10" plus recess (3.58m x 2.39m plus recess)

With rear facing double glazed window with delightful views over the town. Radiator.

Bedroom 3

9' 5" x 7' 10" (2.87m x 2.39m)

With front facing double glazed window and built in double door wardrobe.

Bedroom 4

8' x 7' 7" (2.44m x 2.31m)

With rear facing double glazed window and radiator.

Attic Room

19' 9" x 12' 2" (6.02m x 3.71m)

(for occasional use and storage purposes). Velux rooflight to the side. Undereaves storage.

Exterior Garden

Large gardens to the front of the property are mainly laid to lawn. A gated driveway provides generous vehicular parking with access to the garage and work space.

There is a large natural stone crazy paved front terrace, this faces west and is a lovely place for later afternoon sun.

Rear Garden

The rear garden is mainly laid to lawn with a terrace adjacent to the property. Steps and pathways lead beyond the lawn to the rear paved patio.

Garage

There is a full length garage to the side which has an up and over door, rear window and a door which leads out to the rear gardens. NOTE: the space is divided. A partition wall has been placed to shorten the garage for use as a store only however, the remaining space to the rear offers excellent potential for a home office, gym or workshop.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyance will take the necessary steps and advise you accordingly.



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welcome to

Belper Road, Ashbourne

- No upward chain
- Some potential for modernisation
- Stunning rear views
- Five bedroom detached house
- Splendid family gardens with outbuildings

Tenure: Freehold EPC Rating: D

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN104399 - 0012

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