

Old Derby Road  
Ashbourne, DE6 1BN



Recently redecorated two-bedroom detached bungalow in Ashbourne offered with no upward chain set on a spacious corner plot within easy access to amenities. Features include gas central heating and double glazing. Ideal for those seeking single-storey living.

£275,000



John German

This two-bedroom detached bungalow presents an exceptional opportunity for those seeking to downsize or desire the convenience of single-storey living. Recently redecorated, the property boasts a fresh feel, ready for immediate occupancy with the benefit of no upward chain. Set on a generous corner plot, the bungalow offers spacious outdoor space. Its desirable location adds to the attractiveness within easy walking distance to local amenities and bus routes, offering convenience on your doorstep.

The property is sold with the benefit of gas fired central heating and sealed unit double glazed windows in UPVC frames throughout and no upward chain.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). 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.

A UPVC door provides access to into the entrance porch which in turn has a wooden door opening into the reception hallway with doors off to the bedrooms, sitting room, bathroom and kitchen.

Walking into the kitchen, it has rolled edge preparation surfaces with inset composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, there is also a integrated fridge with adjacent freestanding space for a freezer and an electric oven with four ring gas hob with extractor fan canopy. There are complimentary wall mounted cupboards, one of which houses the Worcester Combi boiler and a door leading into the utility/conservatory.

The utility room has rolled edge preparation surfaces with appliance space and ventilation for a tumble dryer with adjacent cupboards and wall mounted cupboard housing electric meter. An opening leads to a conservatory area with UPVC windows to side and UPVC sliding door providing access to the rear garden.

Moving into the sitting room that has a dual aspect with a window to side and bay window to rear with an electric fire forming the focal point of the room (could be reconnected to the mains gas as there is a pipe in place).

Bedroom one is also dual aspect with window to side and bay window to front with the second double bedroom also having a bay window to the front.

The bathroom has a pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome hot and cold taps and electric shower over with glass shower screen. There is an electric extractor fan and chrome ladder style heated towel rail.

Outside to the front of the property is a spacious tarmac driveway providing ample off-street parking for multiple vehicles which gives way to a well-presented laid lawn with bark chipping and herbaceous borders. To the side of the property is a useful carport and to the rear of the property is a lawned garden with a further lawn area to the side, and two timber sheds.

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Off road parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

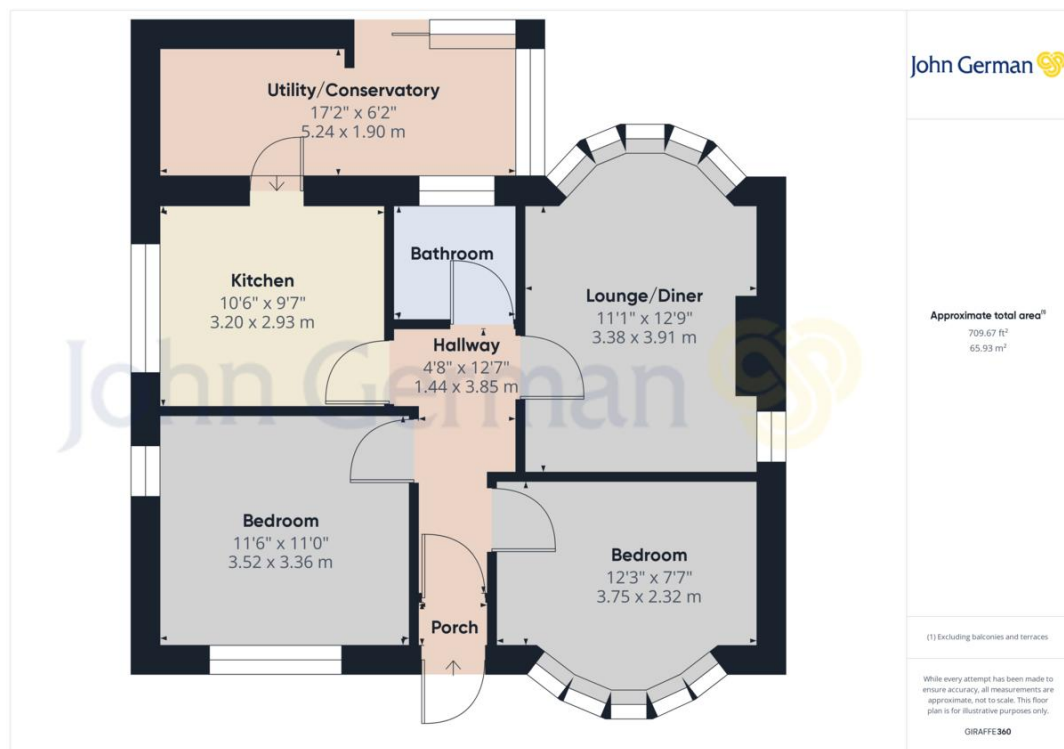
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/290424

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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