

Manor Road

Ashbourne, DE6 1EH



Well-presented and maintained three-bedroom semi-detached property with a beautifully maintained south facing rear garden, occupying a popular location in Ashbourne close to schools and amenities. Ideal for a first-time buyer or a downsizer.

£280,000

John German 

This home is perfect for first-time buyers or couples looking to downsize, offering a comfortable and convenient lifestyle. The property is sold with the benefit of gas fired central heating and sealed unit double glazed windows throughout.

Externally, the property offers the convenience of off-street parking and features a well-maintained rear garden, perfect for relaxing or enjoying some outdoor space. Located within walking distance of local schools, amenities, and the town centre, the property provides a peaceful setting while still being close to everything Ashbourn has to offer.

Upon entering the property, you are welcomed into the reception hallway which provides access to the sitting room, breakfast kitchen and shower room plus the staircase leading to the first floor.

The well appointed shower room features a wash hand basin with a chrome mixer tap complemented by vanity base cupboards for convenient storage, a low-level WC and a corner shower unit fitted with a chrome mains shower.

Moving into the sitting room, it includes a marble fireplace with an inset electric coal-effect fire and a marble hearth creating a focal point for the room. An opening leads into the dining room which features engineered oak flooring and overlooks the rear garden. From the dining room, a door leads into the breakfast kitchen.

The breakfast kitchen features rolled-edge preparation surfaces, complete with an inset 1 1/2 stainless steel sink, adjacent drainer and chrome mixer tap, all surrounded by a tiled splashback. The kitchen is equipped with a variety of cupboards and drawers providing ample storage along with space and plumbing for a washing machine and room for a freestanding fridge and freezer. It includes an integrated double electric fan-assisted oven and grill, as well as a four-ring gas hob with an extractor fan overhead. Additionally, there are wall-mounted cupboards for extra storage, along with a wall-mounted Worcester boiler. There is a door that leads to a side porch area that provides access to the front and rear with useful built in storage cupboards.

The first-floor landing provides access to the loft hatch and leads to three well-proportioned bedrooms. Bedroom one benefits from a dual aspect and features built-in wardrobes, cupboards, drawers, and bedside tables for convenient storage. Both the second and third bedrooms have decorative picture rails.

At the front of the property, a tarmac driveway offers off-street parking with an adjacent patio seating area that could be converted into an additional parking if needed.

The rear of the property boasts a beautifully presented and well-maintained southerly facing garden. This outdoor space features a patio seating area that leads onto a neatly laid lawn, surrounded by well-established herbaceous borders and planting. At the end of the garden, you'll find an additional patio area with vegetable plots, raised beds, a greenhouse and a timber shed, perfect for gardening enthusiasts.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: ADSL copper wire

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent