





Well-presented three-bedroom semi-detached home in a highly sought-after Ashbourne location, ideal for first-time buyers or those looking to downsize. Features include a double driveway, spacious rear garden with summer house, gas central heating, uPVC double glazing, and close proximity to Ashbourne town centre, parks, and schools.

£240,000



Three-bedroom semi-detached home situated in a highly sought after location in Ashbourne. Perfectly suited for first-time buyers or those looking to downsize from a larger property, this property offers convenience, being within easy walking distance to Ashbourne town centre, local amenities, parks, and schools. The property is ideal for a couple or family looking to move to a popular area with excellent local facilities.

Externally, the property benefits from a double driveway, providing convenient offstreet parking. The large rear garden offers ample space for outdoor activities, making it perfect for children or for relaxing and entertaining. The property is sold with the benefit of gas fired central heating and uPVC double glazing throughout. Internally briefly comprises sitting room, kitchen, utility/dining area, guest cloakroom and laundry room. To the first floor are three bedrooms and a bathroom.

Entering through the uPVC door into entrance hallway, there is a staircase to the first floor and doors off to the breakfast kitchen and sitting room. The sitting room enjoys a dual aspect, with a bay window at the front and a window at the rear, allowing for plenty of natural light. It also features a feature fireplace with a stone hearth.

The breakfast kitchen features ample preparation surfaces with an inset stainless steel sink, adjacent drainer and taps. A range of cupboards and drawers provide plenty of storage, complemented by integrated appliances, including a dishwasher, electric fan-assisted oven, grill, and a four-ring electric hob with a stainless steel extractor fan. Wall-mounted cupboards offer a dditional storage, while a convenient breakfast bar adds a dining option. A door leads to a useful understairs storage cupboard. There is a useful utility area, which is versatile as could also be utilised as a dining area, it currently has appliance space and plumbing for white goods and wall mounted boiler. There is also a guest cloakroom with a wash hand basin and low-level WC. Adjacent to this is a laundry room with appliance space and plumbing for a washing machine and separate tumble dryer.

Moving onto the first floor, there are doors off to the bedrooms and bathroom with a loft hatch access with a pull down loft ladder to a partially boarded loft. Bedroom one is a good sized double with a dual aspect to front and rear. Bedroom two is also a good sized double, with the third bedroom being a single. The bathroom has been recently refitted by the current owner and features a modern white suite including a wash hand basin with a chrome mixer tap and vanity base cupboards for added storage, a low-level WC, P-shaped bath with a chrome mixer tap and a mains-fed chrome shower with a rainfall showerhead.

Outside, to the front of the property is a double tarmac driveway that can provide off street parking for multiple vehicles. Outside to the rear is a spacious rear garden comprising of mainly laid lawn and patio seating area. There is also a timber summer house/bar which has power and lighting.

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: Drive.

Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas. (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: TBC - See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/17102024

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.



Floor 1















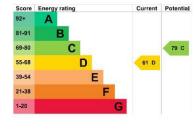


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 routindly 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.

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



OnTheMarket

rightmove





opertymar



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

01335 340730 ashbourne@johngerman.co.uk

> 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