

Park Avenue
Ashbourne, DE6 1GB



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

John German 

Three-bedroom semi-detached home situated in a highly sought-after location in Ashbome. 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 Ashbome 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 off-street 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 additional 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: <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/17102024

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Ground Floor



Floor 1

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Approximate total area¹⁾
954.33 ft²
88.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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