



Within walking distance of Ashbourne town centre and ideal for first-time buyers this well located property offers a spacious driveway, generous rear garden, sitting room with log burner, dining kitchen and a versatile garden room. Close to amenities, parks and schools.

£240,000

John German 

Situated within easy walking distance of Ashbourne town centre, this three-bedroom semi-detached property offers an excellent opportunity for first-time buyers or couples looking for a well-located home. The property benefits from a spacious driveway providing off-street parking, along with a generous rear garden. Inside, the accommodation includes a comfortable sitting room featuring a log burner and a well-proportioned dining kitchen. The ground floor is further complemented by a garden room, offering additional flexible living space with views over the garden. Upstairs, there are three bedrooms and a family bathroom. The location ensures convenient access to local amenities, parks, and schools, making it well-suited for those seeking a home with both comfort and convenience.

Entering the property, the hallway provides access to the dining kitchen and sitting room, with a staircase leading to the first floor.

The sitting room is generously proportioned and features a multi-fuel burner set within a stone fireplace and hearth, creating a central focal point. uPVC French doors open into the garden room.

The dining kitchen is well-equipped with ample preparation surfaces, incorporating a composite 1½ sink with a chrome mixer tap. There is a range of cupboards and drawers beneath, complemented by matching wall-mounted units. Integrated appliances include an electric oven, grill and microwave along with a five-ring gas hob and extractor fan. There is also appliance space and plumbing for a washing machine and an American-style fridge freezer. A useful understairs cupboard provides additional storage.

The garden room offers a versatile space that could be used as a study, gym, studio, or playroom. It features uPVC double-glazed windows and a door leading out to the rear garden.

On the first floor, the landing provides access to all bedrooms and the family bathroom. Bedroom one is a spacious double, benefiting from a built-in cupboard housing the Ideal combination boiler.

Bedroom two is also a well-proportioned double, featuring a useful overstairs storage cupboard. Bedroom three is a good-sized single, offering flexibility for use as a study or nursery if desired. The family bathroom comprises a pedestal wash hand basin, a low-level WC and a bath with a chrome mains shower.

Externally, the front of the property features a spacious tarmac driveway, providing off-street parking for multiple vehicles. The rear garden is well-presented, with a lawn, a timber decking area, and a garden shed. A raised patio seating area at the foot of the garden provides an ideal space for outdoor relaxation.

- 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).
- 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:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre to the cabinet
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/07022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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