



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

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.



Ground Floor



Floor 1

John German

Approximate total area[®]
982.21 ft²
91.25 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS.UK

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