

Cedar Close

Ashbourne, DE6 1FJ



Three double bedroom semi in a quiet cul-de-sac close to schools, amenities and bus routes.

Features include a dining kitchen, sitting room, integral garage, off-street parking and a well-kept rear garden. No upward chain and easy access to the A52.

£240,000



John German

Located in a popular cul-de-sac just a short walk from local schools, amenities, and public transport links, 18 Cedar Close offers a practical and well-proportioned three-bedroom semi-detached ideal for first-time buyers or those looking to downsize. The property benefits from swift access to the A52, making it a convenient base for commuting. The property is sold with the benefit of no upward chain, gas-fired central heating, and uPVC double glazing. Internally the property briefly comprises entrance porch, sitting room, dining room, three double bedrooms, bathroom, separate WC and integral garage. Outside, the property features a well-presented rear garden and to the front, there is off-street parking in addition to an integral garage. The overall setting is quiet yet accessible, making this a smart option for buyers seeking a manageable home in a well-connected part of Ashbourne.

Entering the property through a uPVC door, you step into the entrance porch, which leads directly into the sitting room. The sitting room is a bright and well-proportioned space, featuring a chimney breast with an inset coal-effect gas fire. A door leads through to the inner hallway and the dining kitchen. The dining kitchen is fitted with granite preparation surfaces and an inset stainless steel sink with drainer and chrome mixer tap, complemented by a tiled splashback. There is a range of base units with space and plumbing for a washing machine, freestanding electric oven, and fridge freezer. Additional wall-mounted cupboards provide further storage, with one housing the boiler. A uPVC door offers access to the rear garden. The inner hallway provides access to the integral garage and includes a staircase to the first floor, with a useful understairs storage cupboard.

On the first floor, the landing provides access to all three bedrooms, the bathroom, separate WC, an airing cupboard housing the hot water tank, and a hatch to the loft. Bedroom one is a good-sized double with built-in wardrobes and a storage cupboard. Bedroom two is also a spacious double, while bedroom three is a smaller double with a useful storage cupboard. The shower room is fully tiled and fitted with a white suite, including a wash hand basin with chrome mixer tap set over vanity storage, a double shower unit with electric shower, a chrome ladder-style heated towel rail, and an electric extractor fan. The separate WC includes a low-level WC and an extractor fan.

To the front of the property is a lawned garden alongside a driveway offering off-street parking and access to the integral single garage, which has an up-and-over door and houses the electric and gas meters. The rear garden is beautifully presented with a laid lawn with mature planting and flower borders, enclosed by timber fencing.

Agents 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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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
www.derbyshiredales.gov.uk

Our Ref: JGA/02042025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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