

Thornley Place

Ashbourne, DE6 1PQ

John German





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£350,000

Modern four-bedroom townhouse in secure gated development, centrally located with garage, driveway, low-maintenance garden, recently fitted kitchen and bathrooms. Versatile layout, ideal for families or as a 'lock up and leave', all amenities within walking distance.

Located within a secure gated development in the heart of town, 21 Thornley Place is a modern, three-storey townhouse offering well-proportioned and versatile living accommodation. This four-bedroom property is ideal for buyers seeking a centrally located home that is easy to maintain and ready to move into. The layout provides flexibility for a range of lifestyles, whether as a family base with in walking distance to schools and parks, or a low-maintenance home suited to a couple looking for a 'lock up and leave' option.

Entering the property through a composite front door, the entrance hall provides access to a guest cloakroom, study, and dining kitchen, with stairs leading to the first floor.

The dining kitchen, recently fitted by the current owners, offers a modern and well-designed space with quartz worktops, inset composite sink and chrome mixer tap, and a matching upstand surround. A range of base units includes integrated Smeg dishwasher, recycling drawer, Siemens electric oven, microwave, warming drawer, and induction hob with a touch control extractor above. Wall-mounted units offer additional storage, and there is space for a freestanding American-style fridge freezer. Two built-in cupboards provide practical storage: one with shelving, currently used as a pantry, and another under the stairs, which houses plumbing and space for a washing machine.

A uPVC sliding door opens into the conservatory, which features tiled flooring, uPVC double-glazed windows, an electric radiator, and access to the rear garden.

The front reception room, currently used as a study, offers flexible use and could function as a formal dining room, reading room, or playroom.

The ground floor cloakroom is fitted with a pedestal wash basin with tiled splashback, low-level WC, and houses the electric circuit board.

On the first floor, the landing leads to the main bathroom, a double bedroom, and a spacious sitting room, with further stairs to the second floor.

The sitting room is bright and generously sized, featuring uPVC doors that open to a Juliet balcony. The bathroom has also been refitted and includes a vanity unit with basin and chrome mixer tap, low-level WC, bath with mixer tap, and a separate double shower with rainfall shower head. There is also a chrome heated towel rail and extractor fan.

The double bedroom on this floor has built-in wardrobes and a rear garden outlook.

On the second floor, the landing gives access to three further bedrooms and a cupboard housing the pressurised hot water tank and boiler.

The principal bedroom is a spacious double with built-in wardrobes and an en-suite shower room, which includes a vanity basin with mixer tap, WC, and double shower unit with rainfall shower head and easy-clean panels. There is also a chrome ladder style heated towel rail.

The third bedroom is another well-proportioned double with fitted wardrobes, while the fourth bedroom is a single room that could also serve as a study or nursery.

Externally, the property includes a single garage with up and over door, power and lighting and an allocated parking space adjacent. Visitor parking is also available on site. The rear garden is designed for low maintenance, with a patio seating area, gravelled beds, and timber fencing.

A monthly fee of £28 covers maintenance of the communal areas, including the courtyard, electric gates, external lighting, and public liability insurance.

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 street **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08042025

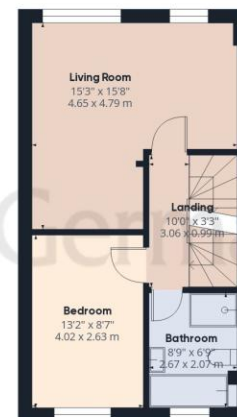
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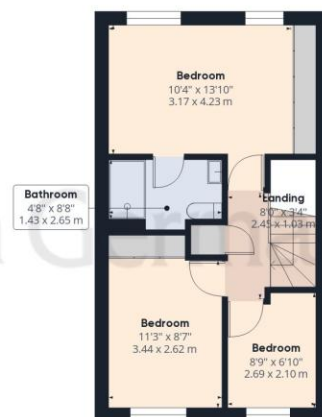




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1507.8 ft²

140.08 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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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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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