

# Cavendish Drive

Ashbourne, DE6 1SR



A very attractive and well presented modern home with useful rear extension, refitted breakfast kitchen and bathroom located in a popular residential area overlooking green space and parking with the benefit of excellent off road parking.

£240,000



John German

A front canopy porch has a double glazed entrance door giving access to the spacious lounge which has stairs to the first floor. A door opens into an inner hall which has a very useful deep under stairs storage cupboard together with a fitted cloakroom/WC. The hall also provides access into the very attractive and stylish modern breakfast kitchen that has been refitted with smart base and wall units surmounted by worktops and including a large peninsular breakfast bar with storage below. There is an inset stainless steel sink with chrome mixer tap, stainless steel gas hob with tiled splash back, an extractor hood over and built in under electric fan over plus an integrated dishwasher and automatic washing machine together with a cupboard housing the gas fired central heating boiler. There is space for the fitment of an American style fridge freezer along with a useful fitted desk with slide out drawer and laminate flooring. A glazed door leads into a very useful extension providing a separate utility room or indeed a study which has a laminate floor, high vaulted ceiling with velux roof light, rear garden facing window and a door out to the patio.

The first floor landing has loft access and leads to two excellent double bedrooms, the front enjoying an aspect over the open green space. Both are served by a refitted modern bathroom which has a bath in tiled surrounds with mixer tap and thermostatic shower fitment over and a glazed screen, low level WC and vanity wash hand basin with storage. There are fully tiled walls, a chrome heated towel rail and laminate flooring.

To the front is a drive that extends to the side plus additional front parking with paved path and ornamental garden providing ample room for several vehicles. A gateway gives access to the fully enclosed rear garden that has been attractively landscaped having a spacious patio area, lawns with ornamental plants and borders together with an excellent sized timber shed.

**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

**Electricity supply:** Mains

**Sewerage:** Mains

**Parking:** Drive

**Water supply:** 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/>

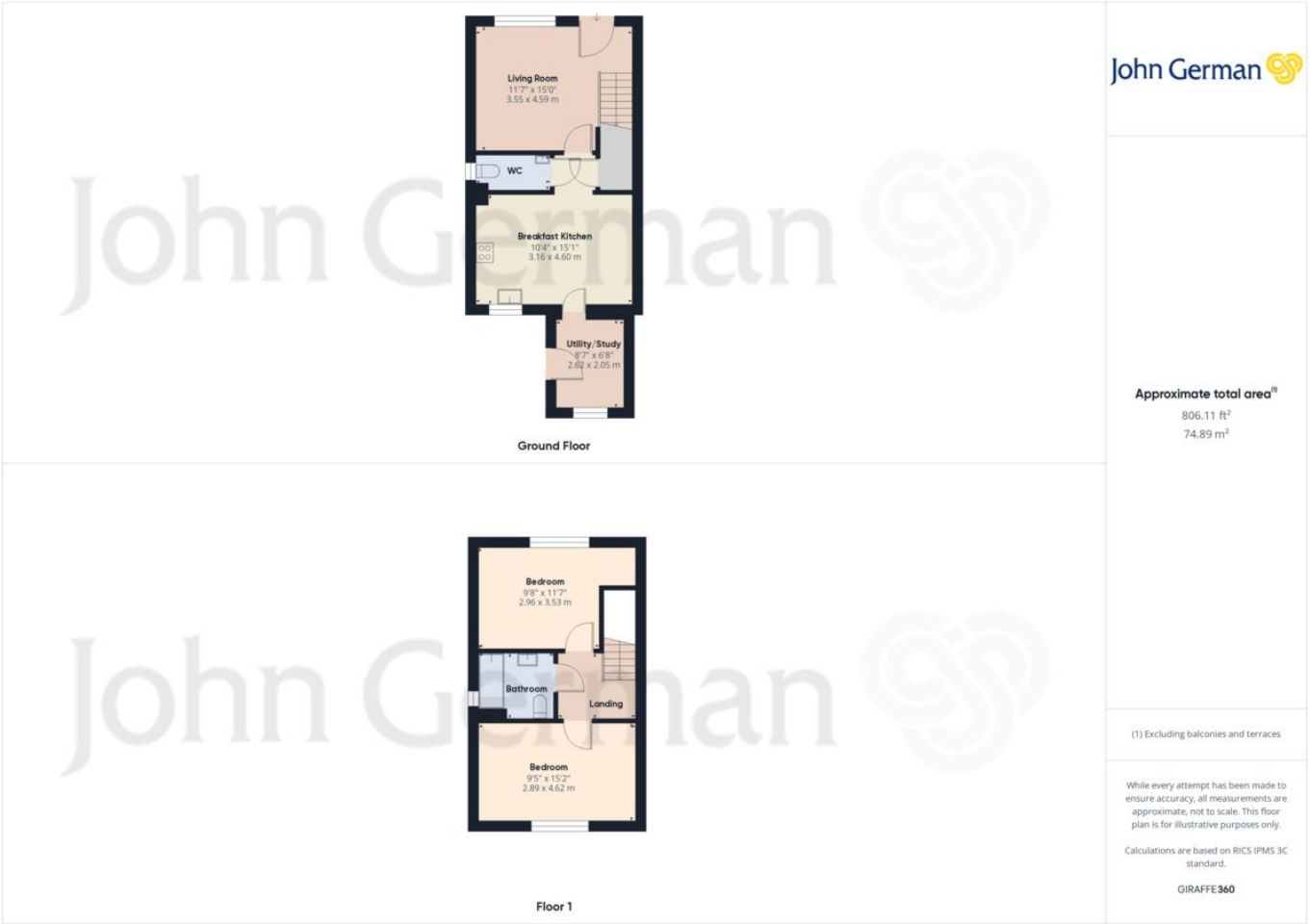
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16042025

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

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## Agents' Notes

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