



Detached two-bedroom dormer bungalow in central Ashbourne. Flexible layout with ground and first-floor bedrooms, attic room with conversion potential (subject to permissions), generous plot, garage, driveway, and no upward chain.

£265,000

John German

This two-bedroom detached dormer bungalow offers a rare opportunity for buyers seeking centrally located, flexible accommodation. With one bedroom on the ground floor and another on the first floor, it's well-suited to those looking to future-proof their home. There is further potential to create an additional first-floor bedroom by converting the attic room, subject to the necessary permissions. The property is within walking distance of the town centre and a range of local amenities, offering both convenience and scope for enhancement. While some modernisation is required, the spacious layout provides a strong foundation for refurbishment or extension, subject to consents. With swift access onto the A517, it also offers practical appeal for commuters.

Externally, the property occupies a generous plot with a driveway offering off-street parking and a single detached garage. The size of the plot enhances the appeal for those considering future development or landscaped outdoor space. This is an excellent option for a couple seeking a well-located bungalow with the potential to tailor the home to their specific needs. The property is sold with the benefit of no upward chain.

Entering the property through a uPVC door, you arrive in the entrance porch, which features a quarry tile floor. A wooden door leads into the main reception hallway, where a staircase leads to the first floor. From the hallway, there is access to the kitchen, ground floor bedroom, bathroom, and sitting room.

The breakfast kitchen is fitted with rolled-edge work surfaces, an inset stainless steel sink with drainer, and a chrome mixer tap, all set against a tiled splashback. There is a range of base units and drawers, an integrated electric oven with four-ring hob, and space and plumbing for both a dishwasher and washing machine. Wall-mounted cupboards provide additional storage.

A side entrance porch offers access to a guest cloakroom with WC, and a useful store room.

The sitting room is a generously sized reception room enjoying a triple aspect, with windows to the front and side, and sliding patio doors opening onto the rear garden.

The ground floor bedroom is a well-proportioned double, benefiting from a built-in wardrobe and storage cupboard. The bathroom is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC, and a bath with chrome mixer tap and mains shower. Additional features include a chrome ladder-style heated towel rail and an electric shaver point.

On the first floor, the landing provides access to a further double bedroom and an adjacent attic room. The upstairs bedroom includes an en-suite shower room, complete with a pedestal wash hand basin, low-level WC, shower unit with electric shower, heated towel rail, and access to a useful eaves storage cupboard.

The adjacent attic room presents an opportunity for conversion into an additional bedroom, subject to the necessary permissions.

Externally, the property sits on a generous plot. The rear garden is primarily laid to patio and enclosed by mature hedging, offering potential for extension (subject to the relevant consents). To the front, a further patio garden complements the property, while a tarmac driveway to the side provides off-street parking for multiple vehicles and leads to a single detached garage with up-and-over door.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency

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