

# Derby Road

Ashbourne, DE6 1BH

John German



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£350,000

**Well-presented four-bedroom extended semi-detached home with modern kitchen and bathrooms, fibre broadband, and spacious layout over three floors. Features gated driveway, private rear garden, and bay-fronted sitting room. Close to Ashbourne town and countryside. No upward chain.**

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Situated in a convenient location close to local amenities, 64 Derby Road, Ashbourne is a well-proportioned four-bedroom extended, traditional semi-detached home offering practical living space across three floors. The property is offered with no upward chain and is suited to a range of buyers including couples, small families, or those looking to downsize from a larger home. Internally, the property has a modern and contemporary finish, with a high-quality kitchen and bathrooms. Fibre-to-the-property broadband is available, making it ideal for home working.

Entering the property via a uPVC front door, the entrance hallway provides access to the dining kitchen and includes a staircase leading to the first floor.

The dining kitchen is fitted with quartz preparation surfaces, a ceramic Belfast sink with chrome mixer tap, and a matching upstand surround. There is a comprehensive range of cupboards and drawers, an integrated Bosch dishwasher, a Miele washing machine, a freestanding Bosch fridge freezer, and a Belling Countrychef range cooker with an eight-ring gas hob and matching extractor fan. A central island provides additional storage, an integrated wine cooler, wine rack, seating area with power sockets, and further cupboard space. A large walk-in pantry offers useful extra storage. Natural light is provided by a roof lantern window, and uPVC French doors open onto the rear garden. A door from the kitchen leads into the guest cloakroom.

The guest cloakroom is fitted with a wash hand basin set into a vanity base unit with chrome mixer tap and a low-level WC.

The sitting room is a well-proportioned space featuring a uPVC bay window to the front and an electric log-effect fireplace.

On the first floor, the landing provides access to three bedrooms and the family bathroom, with a staircase rising to the second floor.

Bedroom one is a double room with a useful understairs storage cupboard. Bedroom two is also a double, while bedroom three is a generously sized single currently used as a study, offering flexibility for home working or guest accommodation.

The family bathroom is fully tiled and includes a wash hand basin with chrome mixer tap set into a vanity unit with drawers, a low-level WC, and a P-shaped bath with chrome mixer tap, mains-fed rainfall shower, and glass screen. Additional features include a chrome ladder-style heated towel rail and an electric extractor fan.

On the second floor, bedroom four is a spacious double with Velux roof windows to the front and side, offering plenty of natural light.

Externally, the front of the property features a large block-paved, gated driveway providing ample off-street parking for several vehicles. The rear garden includes a patio seating area, further gravelled space suitable for entertaining, and a large timber shed. The garden is mainly laid to lawn with mature herbaceous borders, offering a private and practical outdoor space.

**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:** Driveway

**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 D

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

**Our Ref:** JGA06052025

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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1118 ft<sup>2</sup>

104 m<sup>2</sup>

**Reduced headroom**

127 ft<sup>2</sup>

11.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

**GIRAFFE360**





### Agents' Notes

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### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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