

Derby Road
Ashbourne, DE6 1BH

John German





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£260,000

Traditional three-bed semi with large driveway, generous rear garden, and stunning countryside views. Features include a sitting room, dining kitchen, guest cloakroom, and newly fitted bathroom. Updated throughout and offered with no upward chain. Convenient Ashbourne location.



A traditional three-bedroom semi-detached home, offering well-maintained and practical accommodation ideal for first-time buyers or those downsizing from a larger property. Sold with no upward chain, the property has been updated throughout and includes a sitting room, dining kitchen, guest bedroom, three bedrooms, and a newly fitted bathroom. The layout is simple and manageable, suited to modern living in a well-connected setting.

Outside, a large driveway provides ample off-street parking. The generous rear garden offers a private and peaceful space, while the front elevation enjoys far-reaching elevated views over the surrounding countryside. Conveniently located for Ashbourne's amenities, the property offers easy access into town, the A52, and nearby public transport links.

A uPVC entrance door opens into the reception hallway, which features quarry tile flooring and a staircase to the first floor. There is a useful understairs storage cupboard, and doors lead through to the sitting room and dining kitchen.

The quarry tile flooring continues into the dining kitchen, which is fitted with rolled edge preparation surfaces, an inset 1½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. A range of base and wall-mounted units provides ample storage, including an integrated fridge freezer and a pull-out larder cupboard. A door leads to a useful pantry housing the gas meter and a recently installed combination boiler. From the kitchen, there is access to a rear lobby/boot room, which in turn leads to a guest bedroom with low-level WC and wash hand basin with chrome mixer tap.

The sitting room is dual aspect, with a window to the side and a square bay window to the front, taking full advantage of the elevated views over the surrounding countryside. A tiled hearth with inset electric fire forms the focal point of the room, offering a comfortable and light living space.

Upstairs, the first-floor landing provides access to all bedrooms and the bathroom, with a loft hatch access.

Bedroom one is a spacious double with a rear-facing window, while bedroom two is also a well-proportioned double, enjoying the same elevated countryside views to the front. Bedroom three is a single bedroom, being versatile and could also be used as a study or nursery, also benefiting from the far-reaching outlook.

The bathroom has been recently refitted and includes a white suite comprising a pedestal wash hand basin with chrome taps, low-level WC, a bath with chrome taps and tiled surround, and a separate double shower unit with a mains-fed chrome shower. A built-in cupboard provides additional storage.

To the rear, the large terraced garden is laid mainly to lawn, bordered by mature plants and shrubs, with a hardstanding area, greenhouse, timber fencing, a gardener's WC, and a pond. This outdoor space offers plenty of potential and enjoys a private, enclosed aspect. To the front of the property is a newly created large double tarmac driveway providing off-street parking for multiple vehicles.

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

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

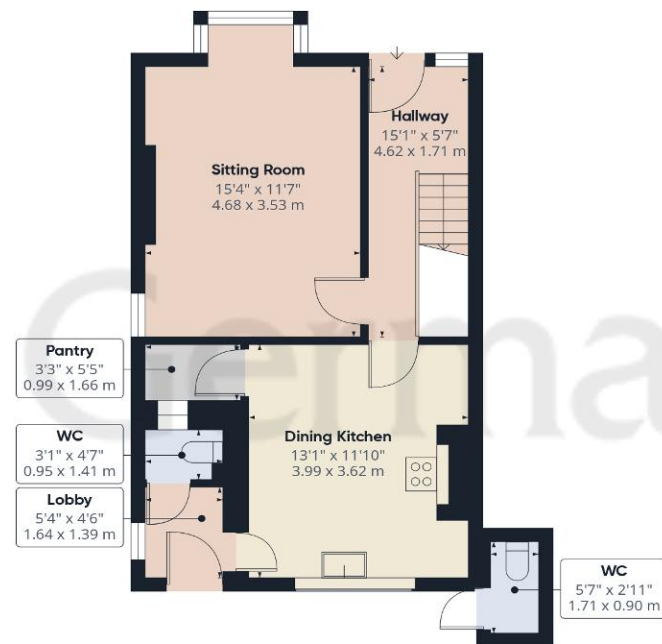
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/08052025

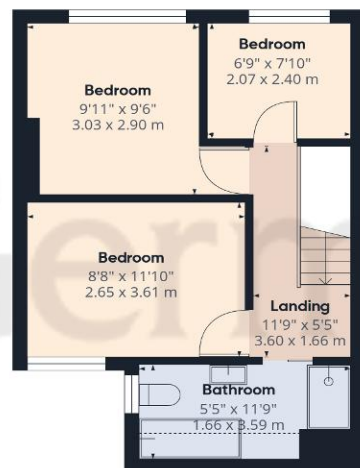
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

873 ft²

81.1 m²

Reduced headroom

12 ft²

1.1 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

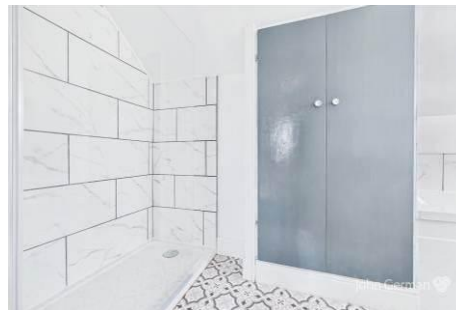
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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