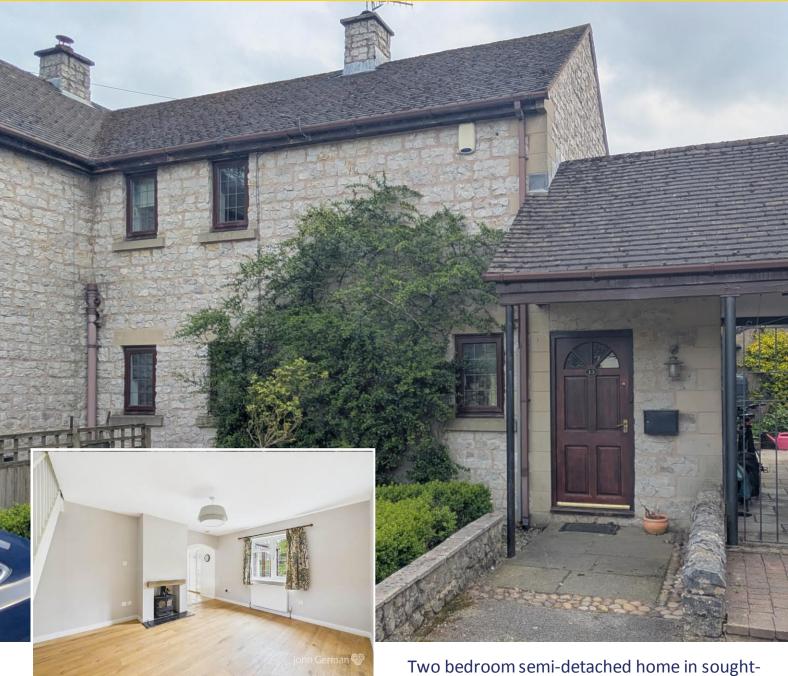
Smithy Close

Parwich, Ashbourne, DE6 1QT







after Parwich village, Peak District. Countryside views, full fibre broadband, spacious tiered garden, allocated parking, no upward chain. Ideal for first-time buyers or downsizers.

£320,000



Located in the highly sought after village of Parwich within the Peak District National Park, 13 Smithy Close is a two bedroom semi-detached property offering a practical layout and attractive surroundings. Set in a quiet cul-de-sac, the property benefits from allocated parking and countryside views to the rear, making it a suitable option for first-time buyers or those looking to downsize to a more manageable home in a desirable rural setting. The village itself provides a strong sense of community, with a primary school, pub, and access to a range of countryside walks all within easy reach.

Inside, the property features two well-proportioned double bedrooms and offers scope for personalisation. Full fibre broadband is available, supporting home working, and the home is offered with no upward chain. Outside, a spacious tiered garden provides views across open fields, adding to the appeal for those seeking outdoor space. Parwich's location combines village charm with good connectivity to wider Derbyshire and the National Park, making this a practical and attractive home for a range of buyers.

Entering the property through a uPVC door, the entrance hallway features quarry tile flooring, a wall-mounted boiler and access to the rear garden. A wooden door leads through to the sitting room, where oak flooring and a fireplace with stone lintel, tiled hearth, and inset log burner create a central focal point. The room is dual aspect, with windows to both the front and rear, and includes a staircase to the first floor. An opening connects the sitting room to the dining kitchen.

The kitchen is fitted with a range of cupboards and drawers, preparation surfaces, and an inset composite sink with drainer and mixer tap, all finished with a matching upstand. There's appliance space and plumbing for a washing machine and other white goods, along with a four-ring electric hob, extractor fan, and integrated electric fan-assisted oven and grill. Wall-mounted cupboards provide further storage, with additional space for a freestanding fridge freezer. Tiled flooring continues from the kitchen into the adjoining garden room, which features uPVC windows to the front and side and French doors opening to the rear garden.

Upstairs, the landing leads to two double bedrooms and a shower room. The main bedroom is generously sized with oak flooring, fitted wardrobes offering shelving and storage, and houses the hot water tank. It enjoys views over the rear garden and surrounding countryside. The second double bedroom also benefits from rearfacing countryside views. The shower room includes a white suite with a pedestal wash hand basin, low-level WC, a comer double shower unit with a chrome mainsfed shower, a heated towel rail, and an electric shaver point.

Outside, the rear garden is arranged over tiers with a patio seating area, greenhouse and a further raised patio area leading to a lawn bordered by mature planting. To the front, there is an allocated parking space for one vehicle.

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: Traditional Parking: Parking for one car Electricity supply: Mains Water supply: Mains Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

Heating: Oil

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

Our Ref: JGA/01052025

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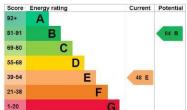
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