

Derby Road  
Ashbourne, DE6 1BH

John German









## Derby Road

Ashbourne, DE6 1BH

£325,000

Traditional 3-bed semi in an elevated position with far-reaching front views. No upward chain, off-street parking, spacious garden, and well-proportioned rooms. Ideal for first-time buyers or downsizers.

John German 



Located in an elevated position with far-reaching views to the front, the property is a traditional three-bedroom semi-detached property offered to the market with no upward chain. Ideal for first-time buyers or those looking to downsize from larger properties, the property benefits from off-street parking and a generously sized, well-presented garden to the rear, ideal for outdoor use and easy to maintain. Internally, the property comprises of entrance hallway, sitting/dining room, kitchen and guest cloakroom. To the first floor are three bedrooms and a bathroom.

The property is entered via a uPVC front door into a porch area, which in turn leads into the reception hallway, with a staircase leading to the first floor and internal doors giving access to the kitchen, guest cloakroom and sitting room with dining area. The sitting room features a square bay window to the front that offers attractive country views, with a fireplace housing an inset multi-fuel burner as the focal point. The dining area includes a feature fireplace and uPVC French doors opening directly onto the rear garden. The kitchen is modern and well-appointed, with preparation surfaces incorporating a 1½ composite sink with drainer and chrome mixer tap, set against a tiled splashback. A range of base cupboards offer storage, alongside integrated appliances including a washing machine, wine cooler, double electric fan-assisted oven, four-ring induction hob, and extractor. A roof lantern provides natural light, while the breakfast bar adds practical seating. Bi-folding doors open onto the rear garden. A guest cloakroom is located off the hallway and includes a floating WC, wash hand basin with chrome mixer tap and vanity unit, as well as a useful understairs storage cupboard.

Upstairs, the first-floor landing leads to all bedrooms and the family bathroom, with loft access. The principal bedroom is a spacious double with built-in wardrobes and storage. The second bedroom is also a double and enjoys elevated views of the surrounding countryside. The third bedroom is a single room, suitable as a nursery, study, or guest bedroom, and benefits from front-facing views. The family bathroom includes a P-shaped bath with glass screen and electric shower, low-level WC, and wash hand basin with chrome mixer tap and built-in vanity cupboard. There is also a chrome ladder-style heated towel rail.

Externally, the rear garden is well-presented and includes a large porcelain-tiled patio, ideal for outdoor dining and entertaining, with steps leading to a lawned area and a raised decking space. At the end of the garden is a useful area that would suit a home office or studio (subject to any necessary permissions). To the front, the property benefits from off-street parking for two vehicles via a tarmac driveway, with steps leading to a landscaped front garden.

**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 D

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

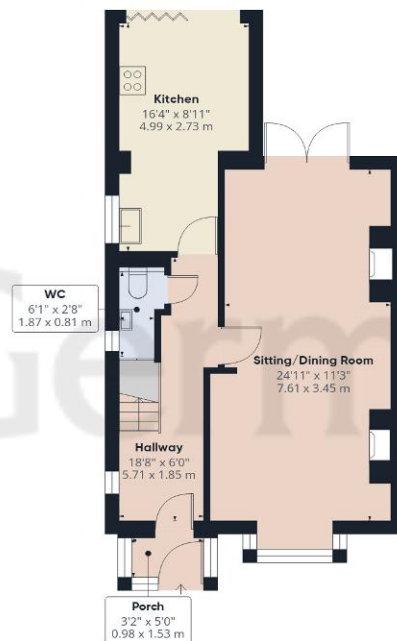
**Our Ref:** JGA/22052025

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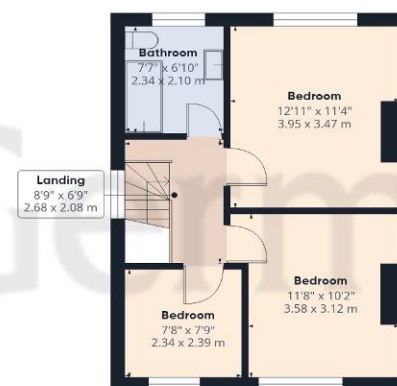


Ground Floor

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

988 ft<sup>2</sup>

91.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

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### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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