

# Maple Drive

Ashbourne, DE6 1HU



Well-positioned three-bedroom semi in a quiet cul-de-sac with no upward chain. Features include off-street parking, garage, garden, gas central heating, and double glazing. Close to schools, shops, bus routes, and A52 —ideal for first-time buyers or downsizers.

Offers in Region of £230,000



John German

Located in a quiet cul-de-sac in a well-established residential area, 7 Maple Drive offers a practical and appealing opportunity for first-time buyers or those looking to downsize from a larger property. This three-bedroom semi-detached home is offered with no upward chain, gas fired central heating and double glazing. The property includes off-street parking, a single garage, and a well-presented rear garden, creating a comfortable and manageable outdoor space. Internally, the accommodation comprises a sitting room to the front and a dining kitchen to the rear. Upstairs, there are two double bedrooms, a single bedroom and a family bathroom.

The location is highly convenient, within walking distance of local schools, shops, and bus routes, with swift access to the A52, which offers direct routes to Derby and the wider region, ideal for commuters. The property's layout and location make it particularly well suited to couples or small families looking for a low-maintenance home in a quiet but well-connected part of Ashbourne.

uPVC door leads into the hallway, with stairs case to the first floor and access to the sitting room.

The dining kitchen is fitted with rolled-edge worktops, an inset 1½ stainless steel sink with drainer and mixer tap, and tiled splashbacks. A range of cupboards and drawers including an integrated electric oven and grill, four-ring electric hob, and extractor above. There is plumbing and space for a washing machine and fridge, as well as additional storage in matching wall-mounted cupboards. A peninsula unit provides further workspace and appliance space, while the dining area opens to the rear garden via aluminium sliding doors.

The sitting room features a brick fireplace with inset gas fire and includes a useful understairs storage cupboard.

On the first floor, the landing gives access to three bedrooms, the family bathroom, and an overstairs storage cupboard housing the recently installed combi boiler.

Bedrooms one and two are well-proportioned doubles, while bedroom three is a single, ideal for use as a home office, study, nursery or guest room.

The bathroom is fitted with a white suite including a wash hand basin with chrome mixer tap, low level WC, and a bath with chrome mixer tap and shower head.

Outside, the rear garden is mainly laid to lawn with established corner planting and a paved seating area behind the garage. The garage has an up-and-over door, power, and lighting. A shared driveway to the side of the property offers off-street parking and leads directly to the garage.

**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 C

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

**Our Ref:** JGA27052025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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