# Turnpike Way Ashbourne, DE6 1UD







Modern end-terrace on a sought-after Ashbourne development. Built in 2022 with full fibre broadband, dining kitchen, guest WC, off-street parking, and a low-maintenance garden. Close to schools, shops, A52 and bus routes—ideal for first-time buyers or downsizers.

£235,000



Located on a popular small development in Ashbourne, the property is a well-presented three-bedroom end-terrace home built in 2022 by Cameron Homes. The property benefits from full fibre broadband-making it ideal for remote working-and offers swift access to the A52 for easy commuting. The home is within walking distance of local schools, everyday amenities, and regular bus routes, providing practical convenience for a range of buyers.

The property would make a practical and appealing option for first-time buyers or downsizers looking for a modern, low-maintenance home in a well-connected location.

On entering the property, the sitting room is a bright and well-proportioned space, finished with decorative wood panelling for a contemporary touch. A door leads through to the dining kitchen, while a staircase to the first floor includes a useful understairs storage area.

The dining kitchen is fitted with tile flooring and features rolled edge work surfaces with an inset 1½ stainless steel sink, chrome mixer tap, and matching upstand surround. There is a range of cupboards and drawers with integrated fridge freezer, electric fan-assisted oven, four-ring gas hob, and extractor. Additional space and plumbing are provided for a washing machine, along with wall-mounted cupboards for further storage. A walk-in understairs cupboard offers practical pantry or general storage space. The guest cloakroom continues the tile flooring and is fitted with a pedestal wash hand basin with chrome mixer tap, tiled splashback, low level WC, and an extractor fan.

On the first floor, the main bedroom is a spacious double with built-in mirrored wardrobes and an additional large storage cupboard. Bedroom two is a single room with a connecting door to a room of similar size, ideal for children, guests, or a home office.

The bathroom is finished with tile flooring and a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC, and a bath with mixer tap, mains-fed chrome shower, and a glass shower screen.

Externally, the rear garden is low maintenance and beautifully presented, with a gravelled seating area and well-stocked herbaceous and flowering borders. To the front, the garden includes a raised vegetable bed, and an adjacent drive way provides off-street parking for two 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: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/06062025

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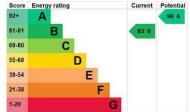
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