

Highfield Road

Ashbourne, DE6 1DX



Three-bedroom semi-detached home within walking distance of Ashbourne town centre. Includes sitting room, dining kitchen, bathroom, off-street parking, and spacious rear garden. Ideal for first-time buyers or investors looking to modernise and add value.

Offers in Region of £180,000



John German

Located within walking distance of Ashbourne town centre, this three-bedroom semi-detached property offers an excellent opportunity for a first-time buyer or investor looking to modernise and add value. The property is well positioned for access to local schools, bus routes, and the Waterside shopping area, making it a practical choice for everyday convenience.

The accommodation includes three bedrooms, a bathroom, sitting room and a dining kitchen and conservatory, with scope for improvement throughout. Outside, the property benefits from off-street parking and a generously sized, well-presented rear garden, providing a pleasant outdoor space with potential to enhance further.

The property is entered via a useful entrance porch, providing space for storing coats and shoes, with a door leading into the sitting room. This reception space includes a staircase to the first floor and access to the dining kitchen at the rear.

The dining kitchen is fitted with tiled flooring, rolled-edge work surfaces, and an inset stainless steel sink with drainer and chrome mixer tap, set against tiled splashbacks. There is a range of base units with appliance space and plumbing for both a washing machine and separate tumble dryer. Additional features include an integrated double electric oven and grill, four-ring gas hob with extractor above, and complementary wall-mounted cupboards. There is also space for a freestanding fridge freezer. The kitchen opens into a conservatory-style dining area with uPVC French doors providing direct access to the rear garden.

On the first floor, the landing gives access to three bedrooms and the bathroom. The main bedroom is a double with built-in sliding wardrobes. The second is also a good-sized double, and the third is a well-proportioned single room.

The bathroom is fitted with a pedestal wash hand basin and chrome mixer tap, low-level WC, and a P-shaped bath with chrome mixer tap and handheld shower attachment.

Externally, the rear garden is arranged over multiple levels and includes a paved patio area, further seating areas with mature planted borders, an area of artificial lawn, and a raised timber-decked section ideal for outdoor dining or entertaining. To the front, a double-width tarmac driveway provides ample off-street parking.

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 B

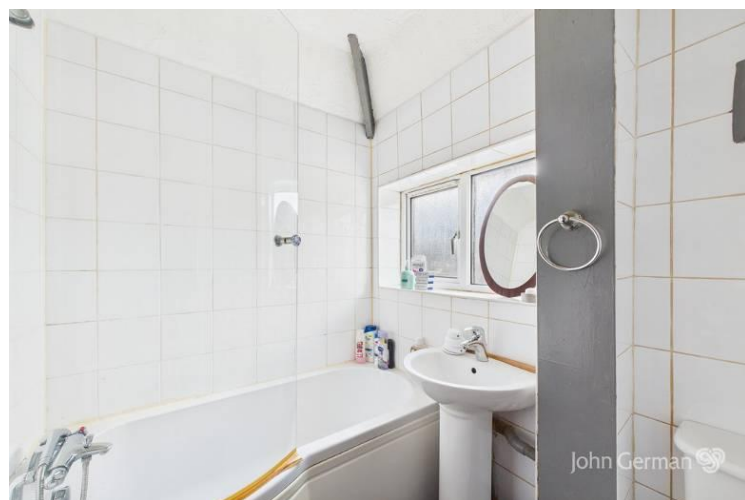
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
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Agents' Notes

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