

Lower Pingle Road

Ashbourne, DE6 1TE

John
German





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£425,000

Well-presented four-bed detached home in a popular Ashbourne development. Includes dining kitchen, two reception rooms, ensuite to master, garage, driveway, and garden with summer house. Walking distance to schools, shops, and bus routes. Full fibre broadband, ideal for home working.



A composite front door opens into the reception hallway, which provides access to the sitting room, snug, guest cloakroom, dining kitchen, and two useful storage cupboards. A staircase leads to the first floor, incorporating discreet push-to-open Hammonds drawers beneath for additional storage. The guest cloakroom includes a pedestal wash hand basin with chrome mixer tap and tiled splashback, low-level WC, and extractor fan.

The dining kitchen is fitted with rolled edge preparation surfaces and an inset 1½ ceramic sink with drainer, chrome mixer tap, and upstand surround. A range of cupboards and drawers sit beneath, along with integrated appliances including a dishwasher, Neff full-height fridge, double Neff electric fan-assisted oven and grill, four-ring gas hob with extractor, integrated washing machine, separate tumble dryer, and an AEG integrated freezer. There are also electric plinth heaters. There is a breakfast bar that offers informal seating with matching wall-mounted cupboards above. uPVC doors open directly onto the rear garden.

The sitting room is a spacious, bright reception space featuring triple-aspect windows to the front and side, and uPVC doors to the rear garden. Built-in Hammonds cupboards and shelving provide fitted storage and form the focal point of the room. The snug is a versatile room that could serve as a study or playroom, with dual-aspect natural light from a front window and bay window to the side.

On the first floor, a semi-galleried landing leads to four bedrooms and the family bathroom. A loft hatch provides roof access, and a store cupboard houses the combi boiler. The master bedroom is a generous double, featuring Hammonds fitted wardrobes with mirrored sliding doors. The ensuite includes a wall-hung wash hand basin with chrome mixer tap, low-level WC, and a double shower unit with chrome mains rainfall shower, electric extractor fan, and chrome ladder-style heated towel rail.

A second double bedroom benefits from an overstairs storage cupboard and adjacent Hammonds wardrobe. The third bedroom is a further double, and the fourth is a good-sized single room. The family bathroom is fitted with a wash hand basin set on a quartz surface with vanity unit beneath, a low-level WC, and a panelled bath with chrome mixer tap. There is a chrome ladder-style heated towel rail and extractor fan.

To the rear, the garden is well-maintained and offers a mix of patio seating areas, including one with an oak gazebo for covered outdoor use. Raised planters provide established borders, with a central lawn enclosed by a walled surround. A timber decking area and summer house add further outdoor space, alongside a aluminium pergola, outside tap, and power socket. There is an internal door into the detached garage, which has an up-and-over door, power, and lighting.

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 & garage

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/>

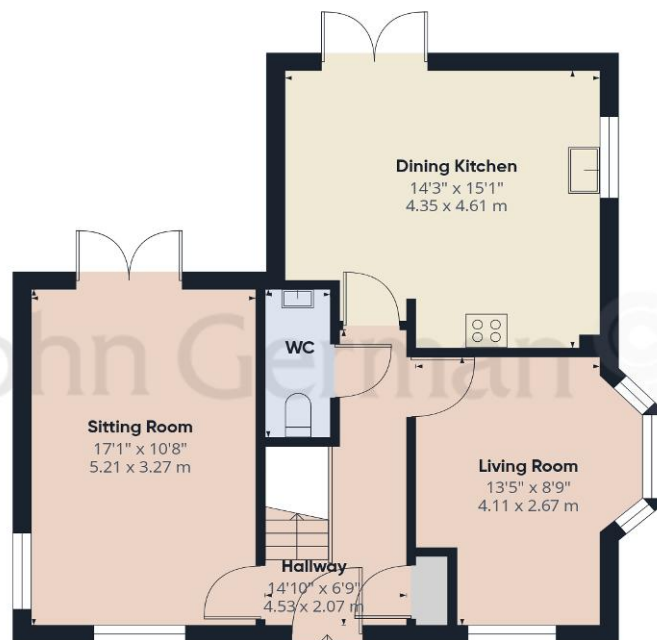
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

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

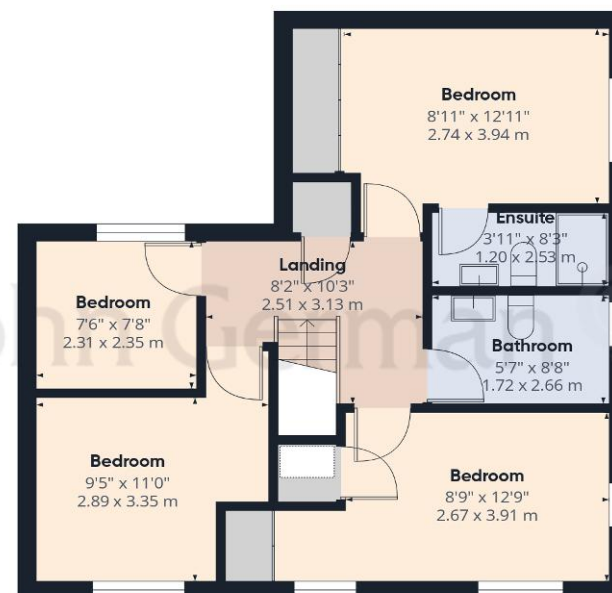
Our Ref: JGA/15092025







Ground Floor Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1422 ft²

132.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

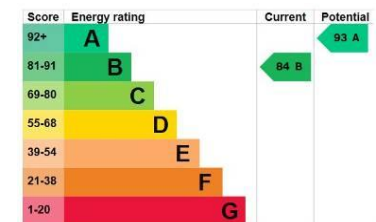
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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