

Derby Road

Ashbourne, DE6 1BH



Traditional three-bedroom link-detached home in Ashbourne with large driveway, garage and spacious rear garden. Walking distance to shops, schools, and bus routes. Ideal for buyers seeking a family home with potential to update or extend (STPP).

£325,000



John German

Located on Derby Road in the sought-after market town of Ashbourne, this traditional three-bedroom link-detached property offers an excellent opportunity for buyers seeking a family home with scope to personalise. Set back from the road, the property benefits from a large, recently laid driveway providing generous off-street parking, alongside a single garage. The home is ideally positioned within walking distance of local shops, schools, and bus routes, making it a convenient option for families or couples looking for easy access to everyday amenities.

Internally, the property would benefit from modernisation but presents a solid layout with clear potential to update and extend, subject to the necessary planning permissions. The spacious rear garden offers plenty of room for outdoor living or future development, while the existing footprint includes three bedrooms and generous living space. With its traditional build, excellent location, and sizeable plot, this property is well-suited to those wanting a home they can make their own in a popular and well-connected area.

uPVC French doors open into a useful entrance porch, which leads through a further uPVC door into the reception hallway. The hallway includes a staircase to the first floor with a practical understairs storage cupboard, and provides access to both the dining kitchen and the lounge/diner.

The lounge features a stone fireplace with inset electric fire and a uPVC bay window to the front, offering a good level of natural light. This space opens into the dining area, which includes a second fireplace with inset electric fire and sliding doors leading directly out to the rear garden.

The dining kitchen is fitted with rolled-edge work surfaces, an inset 1½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. There are a range of base units with an integrated double electric oven, grill, and four-ring gas hob, along with matching wall-mounted cupboards. A separate peninsula work surface includes further storage and a breakfast bar seating area. A door leads through to the utility room that offers additional preparation surfaces, a second 1½ stainless steel sink with drainer and chrome mixer tap, and matching splashbacks. There is a range of base units, appliance space, and plumbing for a washing machine, as well as wall-mounted cupboards. A door provides access to the rear garden, and another leads into the garage.

On the first floor, the landing gives access to all bedrooms and the bathroom, with a hatch providing entry to a boarded loft. Bedroom one is a spacious double room with fitted wardrobes, cupboards, drawers, and a dressing table, as well as a uPVC bay window to the front. Bedroom two is also a double, with built-in wardrobes and drawers. Bedroom three is a single room, suitable as a child's bedroom, study, or nursery. The bathroom is fitted with a white suite comprising a wall-mounted wash basin with chrome mixer tap, bath with chrome mixer tap, low level WC, and a separate shower unit with a mains chrome shower.

To the front of the property is a newly laid tarmac driveway providing ample off-street parking and turning space, along with a corner lawn and access to the garage. The garage has an electric roll-top door, power and lighting, and houses the boiler. To the rear is a generous garden - one of the property's key features - offering a lawned area, paved patio, and hardstanding suitable for a greenhouse or shed. The size of the garden also presents clear potential for extending the property, subject to the necessary planning permissions

Please note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. We understand our client is starting the registration process, which will then be expedited once a sale is agreed.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

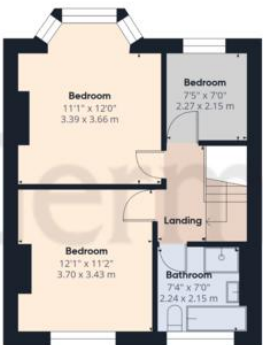
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

Our Ref: JGA/24102025

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.

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John German

Approximate total area⁽¹⁾
1213 ft²
112.6 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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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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