

# The Green Road

Ashbourne, DE6 1EE



Extended two bedroom detached home on a desirable Ashbourne road, within walking distance of town, shops and schools. Elevated front views, two reception rooms, dining kitchen, garage, generous gardens, fibre broadband and no upward chain, with scope to extend (STPP).

£325,000

John German

An extended two-bedroom detached property situated on a well-regarded and desirable road in Ashbourne, within walking distance of the town centre, local shops and schools. The property benefits from elevated views across Ashbourne to the front and offers spacious front and rear gardens, a garage and further potential to create additional parking to the front, subject to the necessary permissions. Fibre to the premises is available, making the property well suited to home working. Offered for sale with no upward chain.

The accommodation includes two reception rooms, providing flexible living and dining space, along with a dining kitchen and a guest cloakroom. Upstairs there are two bedrooms and a bathroom. The property retains a number of character features, including bay windows, high ceilings and picture railings amongst others, with further scope to enhance and restore the original character of the home. Overall, the property offers a wealth of potential to extend or improve, making it well suited to a couple or family seeking a long term home on a popular road, with the opportunity to add their own style and make the most of the space and setting.

Entering the property, the reception hallway provides access to the main ground floor rooms and features a staircase rising to the first floor with a useful under-stairs guest cloakroom. Doors lead to the sitting room, dining room and dining kitchen.

The dining room features a square bay window to the front with a fitted window seat, taking advantage of the elevated outlook. Decorative picture railings and a feature fireplace add character to the room. The sitting room is a generously sized reception space with a dual aspect, having windows to the side and rear. An electric fireplace forms the focal point, complemented by a built-in cupboard.

The dining kitchen is fitted with rolled-edge work surfaces incorporating a 1 ½ stainless steel sink with drainer and chrome mixer tap, set against tiled splashbacks. There is a range of base cupboards and drawers, appliance space and plumbing for a washing machine, space for a freestanding oven and fridge freezer, and a peninsula breakfast bar seating area. Wall mounted cupboards provide additional storage. The kitchen benefits from dual aspect windows and French doors opening to the rear garden, with tiled flooring throughout.

To the first floor, the landing provides access to both bedrooms and the bathroom. The main bedroom is a spacious double with built-in wardrobes and stunning elevated views across Ashbourne to the front. The second bedroom is also a well proportioned double. The bathroom is fitted with a wash hand basin, low level WC and a bath with mains shower over, and includes a loft hatch and a large airing cupboard, part of which houses the boiler.

Externally, the front garden is generously sized and well maintained, mainly laid to lawn with established herbaceous and flowering borders, and steps leading down to the roadside. There is potential, as seen with neighboring properties, to create additional off-street parking to the front, subject to any necessary permissions.

The rear garden offers a good degree of space and privacy, with a patio seating area and lawned sections bordered by established planting, leading to a detached single garage. The garage is fitted with power, lighting and an up-and-over door. We are advised by the seller that there are historic standing rights in front of the garage allowing for vehicle parking, although buyers are advised to confirm this with their solicitor. Please note that the owner of the bungalow to the rear has access rights across the rear of the garden, which we understand are used infrequently.

**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 and garage

**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 D

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

**Our Ref:** JGA/29012026

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(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft / 1.5 m

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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John German

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

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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**JohnGerman.co.uk Sales and Lettings Agent**