

Clifton Road

Ashbourne, DE6 1DR



Victorian 3-bedroom mid terrace house with OFF-STREET PARKING, located in a prominent position in the heart of Ashbourne within easy walking distance to schools, amenities and bus routes.

£325,000



John German

Situated in the heart of Ashbourne, 22 Clifton Road is a well presented Victorian 3 bedroom three storey mid terrace house, located in a prominent position, with high ceilings and original sash windows, this property retains some of its period charm. It is ideally located within walking distance of local amenities, schools, and bus routes, making it an excellent choice for those seeking easy access to everything Ashbourne has to offer. Internally the property briefly comprises reception hallway, sitting room, dining room, kitchen and a converted cellar on the lower ground floor creating an additional reception room. To the first floor are two bedrooms and a bathroom and on the second floor is the third bedroom. Outside, the property benefits from a terraced garden, offering outdoor space to relax. The property benefits from having off-street parking, which adds to the property's appeal. Whether you're a first-time buyer, a professional couple, or looking to downsize, 22 Clifton Road provides a well-balanced mix of character and convenience in a great location.

Entering into the reception hallway, it has wooden flooring, moulded cornices and doors off to the sitting room, dining room and a staircase to the first floor.

The sitting room features wooden flooring and a bay window with secondary glazing at the front, offering views of St Oswald's Church. The room is enhanced by decorative picture rails and a moulded cornice, adding to its character. A stone feature fireplace serves as the focal point of the room.

The dining room has tiled flooring and a fireplace with an inset log burner, along with built-in cupboards and shelving in the recesses. Wooden French doors open onto the rear garden, and there's a door leading to the converted cellar on the lower ground floor. This extra room could be used as a lounge or study and benefits from uPVC double glazed windows at the front.

Moving into the kitchen, it features wooden preparation surfaces with an inset 1 ½ composite sink and adjacent drainer, complete with a chrome mixer tap and matching upstand. There are a variety of cupboards and drawers beneath, including an integrated fridge and a pull-out pantry drawer. The space also offers room and plumbing for both a washing machine and dishwasher. A freestanding electric oven with a four-ring hob and extractor fan complemented by additional wall-mounted cupboards and a Bosch boiler.

On the first floor landing, there are doors off to the bedrooms, bathroom and staircase to the second floor.

Bedroom one is a spacious double, featuring wooden flooring, decorative picture rails, and original sash windows that offer lovely views toward St Oswald's Church. Bedroom two has wooden flooring with built-in recess shelving and original wooden sash window to the rear.

The bathroom features a stylish four-piece suite with tiled flooring and includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a modern roll-top bath with a chrome mixer tap and handheld shower. Additionally, there is a separate shower unit with a chrome mains shower, a ladder-style towel rail, and original wooden sash windows.

Bedroom three is on the second floor and is a spacious double with Velux roof windows to rear.

Outside, the rear of the property features a terraced garden that begins with a courtyard seating area, perfect for outdoor relaxation. Wooden steps lead up to raised timber planting beds, which in turn open onto the upper terraced garden, primarily laid to lawn and bordered by herbaceous plants and flowering shrubs. At the far end of the garden, you'll find a large timber shed, ideal for extra storage, and a gate providing access to the off-street parking area.

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:** Off street **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 B

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

Our Ref: JGA06092024

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