



3 Bed House - Semi-Detached

103 Willow Meadow Road, Ashbourne DE6 1HJ

Offers Around £265,000 Freehold

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- Highly Appealing Semi-Detached Home
- Pleasant Open Aspect - Corner Position
- Lounge
- Living Kitchen/Dining Room
- Utility & Cloakroom/WC
- Three Bedrooms & Family Bathroom
- South Facing Garden
- Double Width Driveway for Two Cars
- Additional Driveway Leading to Single Garage
- Planning Permission to Extend (now lapsed)

A highly appealing, three bedroom, semi-detached property with garage and south facing garden located on the outskirts of the popular market town of Ashbourne.

The Location

The market town of Ashbourne is known as the Gateway to Dovedale and the Peak District National Park which provides some of Britain's greatest countryside walks and scenery. There is a most interesting range of period architecture, shops, excellent schooling and leisure activities. Places of interest are Tissington Trail 1 miles - Dovedale Stepping Stones - 4 miles - Carsington Water 7 miles - Peak District National Park - 17 miles



Accommodation

Ground Floor

Entrance Hall

7'10" x 4'5" (2.40 x 1.37)

With double glazed entrance door with inset window with leaded finish, laminated flooring, radiator, double glazed window to side and staircase leading to first floor.

Lounge

15'1" x 12'5" (4.60 x 3.80)

With stone fireplace, matching laminated flooring, radiator, telephone point, understairs storage cupboard, double glazed bay window with deep window sill with aspect to front and glazed internal door.



Kitchen/Dining Room

15'8" x 9'10" (4.80 x 3.02)



Dining Area

With radiator, double glazed French doors opening onto paved patio and south facing rear garden and open space leading into kitchen area.



Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, electric cooker point, tile floor, double glazed window with fitted blind to rear, open space leading to dining area, space for fridge and space for freezer, tile splashbacks and double glazed door giving access to utility room and cloakroom.



Utility Room

17'1" x 6'6" (5.21 x 2.00)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboard, space for tumble dryer, tile flooring, double glazed obscure windows, double glazed front and back access doors, power and lighting.



Cloakroom

5'7" x 3'3" (1.71 x 1.01)

With low flush WC, corner wash basin and tile flooring.

First Floor Landing

11'7" x 6'2" (3.55 x 1.90)

With telephone point, built-in cupboard housing the central heating boiler, double glazed window to side and access to roof space with ladder and boards for storage.



Double Bedroom One

13'8" x 9'2" (4.17 x 2.81)

With double wardrobe, radiator and double glazed window with fitted blind to rear .



Double Bedroom Two

11'7" x 8'3" (3.54 x 2.52)

With radiator and double glazed window with fitted blind to front.



Single Bedroom Three

7'6" x 7'1" (2.31 x 2.17)

With radiator and double glazed window to front.



Family Bathroom

6'9" x 5'5" (2.08 x 1.66)

With bath with chrome fittings and chrome shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, heated chrome towel rail/radiator, and double glazed obscure window.



Roof Space

With loft ladder, light, insulation and boards for storage.

Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with neatly kept hedgerow.



Rear Garden

A south facing, enclosed, manageable rear garden laid to lawn with flower beds and sun patio. Side access gate.



Driveway

To the front of the property is a double width, tarmac driveway providing car standing space for two cars.

Timber Studio/Store

10'8" x 8'9" (3.27 x 2.67)

With power and lighting, double opening front doors and two windows.



Additional Driveway

Leading to garage.

Garage

15'11" x 8'4" (4.86 x 2.55)

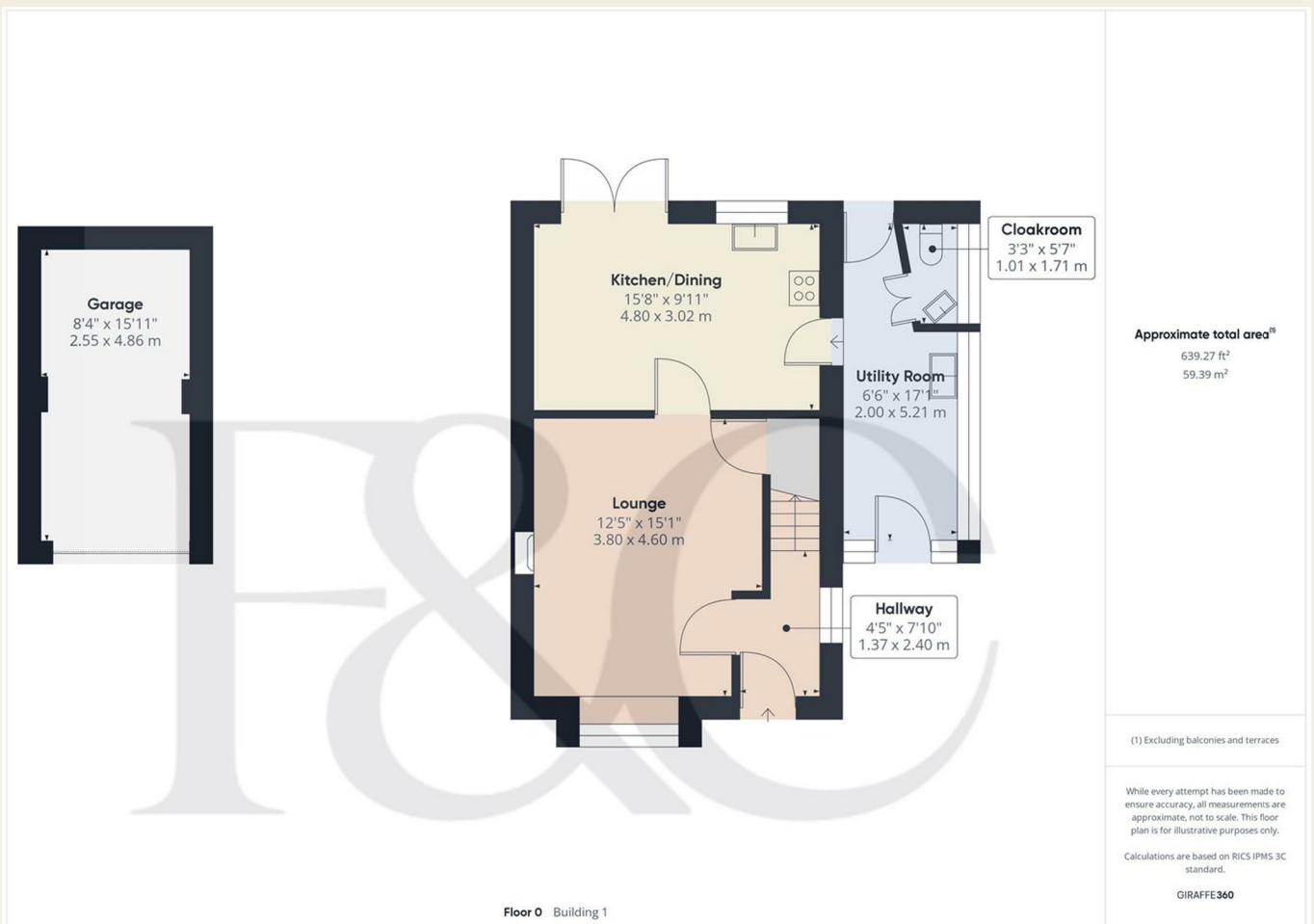
With power and lighting.

Planning Permission

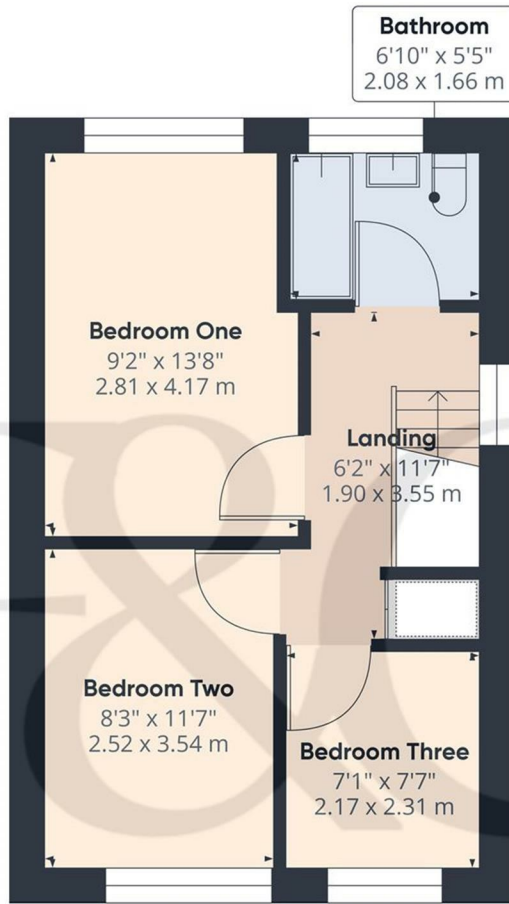
There was planning permission to extend the property to the side which has now lapsed. See vendor for further details.



Council Tax Band - C
Derbyshire Dales



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Floor 1 Building 1

Approximate total area⁽¹⁾
357.79 ft²
33.24 m²

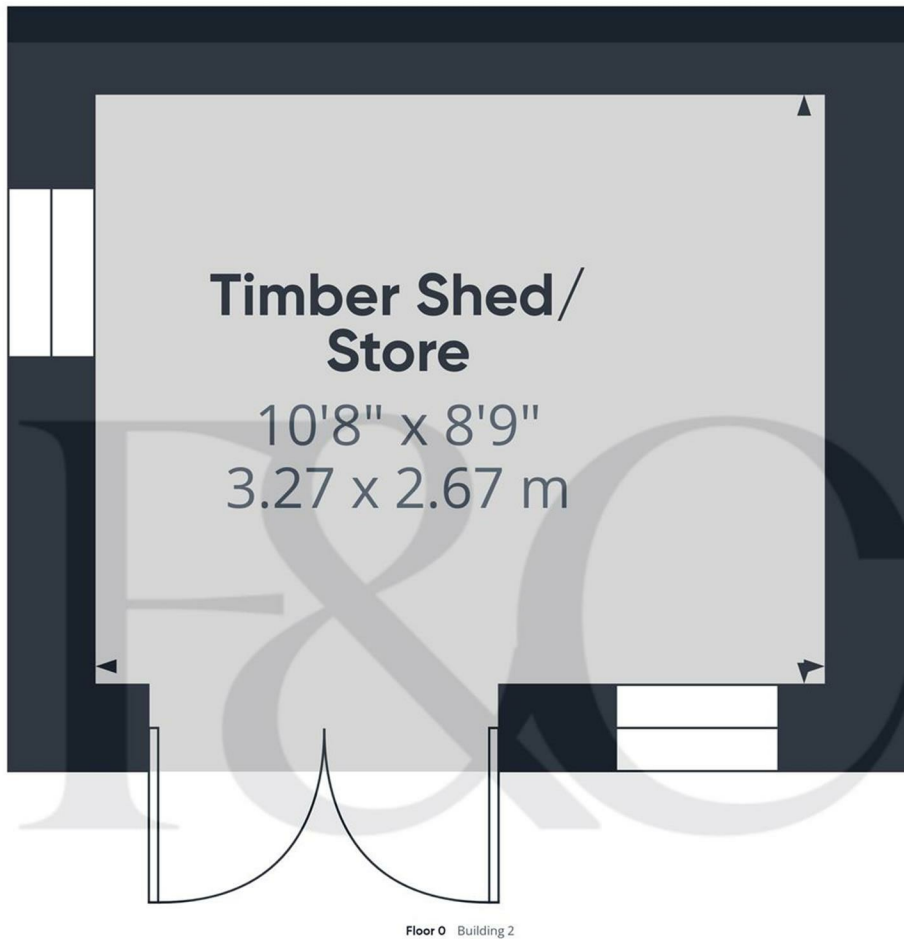
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
94.51 ft²
8.78 m²

(1) Excluding balconies and terraces


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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