

**9 Barton Drive, Spitalhill, Ashbourne, DE6 1TN**

**£225,000**

This exceptional semi-detached house, ideal for first-time buyers or small families, features two double bedrooms, a modern kitchen and bathroom, a welcoming reception room with garden access, ample parking, and is situated in a sought-after location with excellent transport links and nearby amenities.



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### Summary Description

Scofield Stone are pleased to present this semi-detached home, currently listed for sale. This property is in good condition, a testament to its careful upkeep by the previous occupants. The house is perfectly suited for first-time buyers, small families, or couples looking for a comfortable and convenient living experience.

The property comprises two well-sized double bedrooms, a modern bathroom, and an inviting reception room with large windows that afford a view of the garden. The reception room also allows direct access to the garden, creating a seamless indoor-outdoor living space. The modern kitchen is well-equipped and ready to handle your culinary ventures.

One of the unique features of this property is its ample parking space, ensuring your vehicle's safety and convenience. The garden is another charming addition, offering a serene spot to relax, entertain, or simply enjoy the outdoors.

Location is a key factor in property selection, and this house is ideally situated in a sought-after location. The property is conveniently linked to public transport, making commuting effortless. It is also in proximity to local amenities, schools and green spaces, which include nearby parks and historical features. For the more active residents, there's easy access to walking and cycling routes. Moreover, this property serves as a gateway to the Peaks, a much-loved natural haven.

This house embodies a blend of comfort, convenience, and charm, making it a remarkable choice for your next home. To appreciate the full potential of this property, we highly recommend a viewing.

### Entrance Hall

Carpeted and stylishly decorated with front aspect panelled composite main entrance door, carpet matwell, radiator, telephone point.

### Lounge/Diner

13'1" x 12'8" (4 x 3.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, under stairs storage, tv and telephone points, two radiators.

### Kitchen

10'0" x 5'9" (3.07 x 1.76)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window, fitted wall and floor units to gloss white with wood effect worktops, inset stainless steel sink with drainer and chrome mixer tap, inset electric hob with chimney style extractor hood over, integrated electric oven, integrated fridge/freezer, integrated washing machine and dishwasher, wall mounted Ideal gas combination boiler.

### Guest Cloakroom

Having wood effect flooring and stylish decor with corner pedestal wash hand basin with chrome monobloc tap and tiled splashback, low flush wc, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, access to roof space.

### Bedroom One

8'4" x 13'0" (2.55 x 3.98)



Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, radiator.

## Bedroom Two

8'5" x 13'0" (2.57 x 3.98)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, radiator, built-in over stairs storage.

## Bathroom



Having wood effect flooring and neutral decor with inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome monobloc tap and plumbed shower, heated towel rail.

## OUTSIDE

### Frontage and Driveway

To the front you will find a Tarmacadam driveway with adequate parking for two cars, paved pathway and small herbaceous border.

### Rear Garden

Accessed via a gate from the front you will find an enclosed, private garden of modest proportion which has been landscaped to provide a mixture of paved patio and lawn.

## Material Information

Verified Material Information

Council tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

For additional material information, please see the link:  
<https://moverly.com/sale/TgnQbZQhXf3zSLe9fbvPrR/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £900 pcm

The above as an indication of the likely rent price you could

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achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

what3words ///suitcase.hamsters.hidden



Sales: 01283 777100  
Lettings: 01332 511000  
**[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)**



# 9 Barton Drive

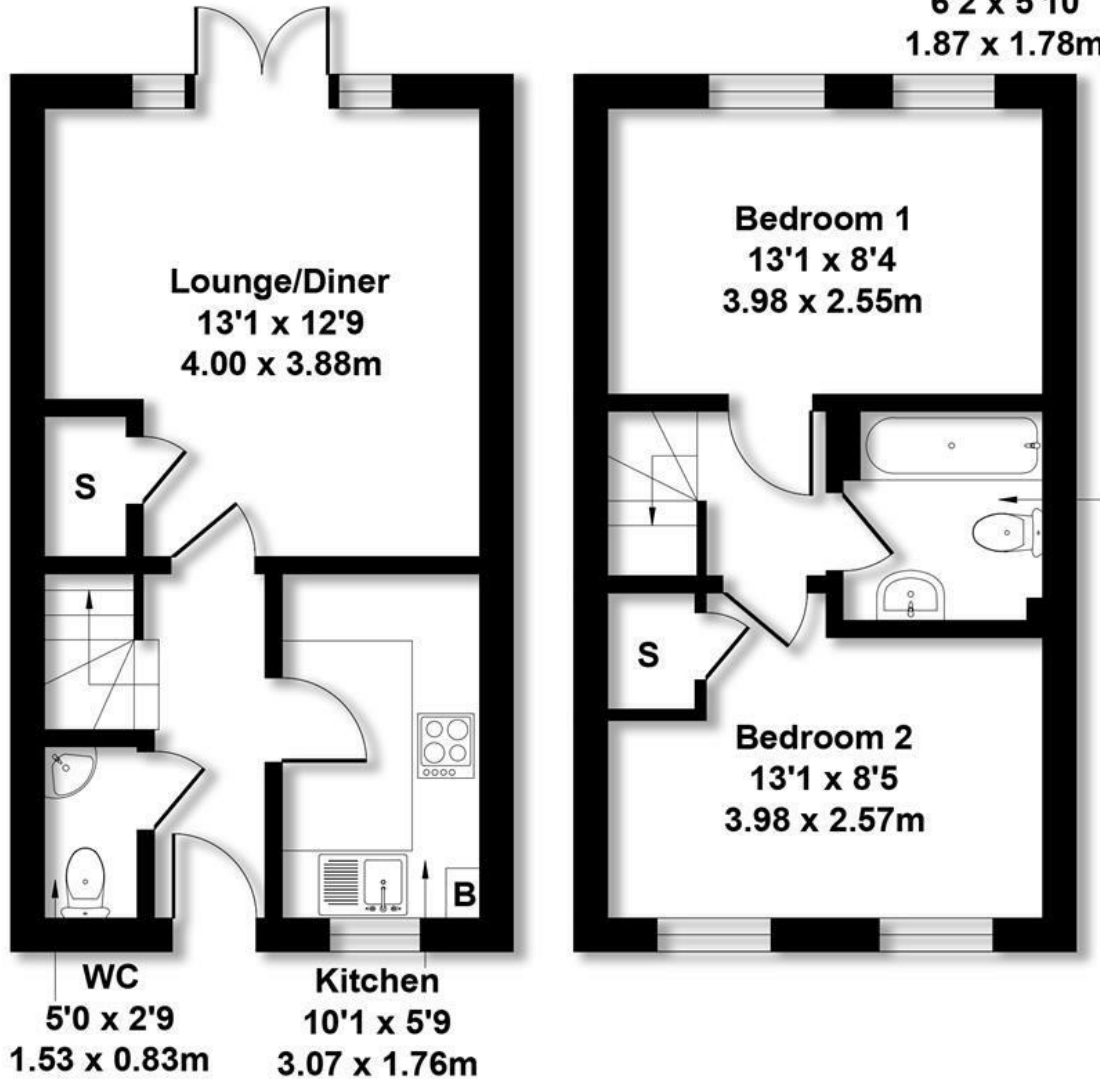
Approximate Gross Internal Area

603 sq ft - 56 sq m

Bathroom

6'2 x 5'10

1.87 x 1.78m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not energy efficient - higher running costs</div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div><b>83</b></div>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	
England & Wales	EU Directive 2002/91/EC



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