

Willow Meadow Road

Ashbourne, DE6 1HJ



Three bedroom terraced home in a popular location, close to amenities, schools and bus routes with swift access to the A52. Offering a sitting room, dining kitchen, conservatory, family bathroom, off-street parking, rear garden and no upward chain.

£210,000



John German 

A three bedroom terraced property situated in a popular residential location, well placed for a range of local amenities, schools, parks and regular bus routes. Offering swift access onto the A52, the property is considered ideal for a first time buyer or someone looking to downsize from a larger home. The accommodation includes a sitting room, dining kitchen and conservatory, providing practical and versatile living space suited to modern day living.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 and M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

A UPVC entrance door leads into the reception hallway with tiled flooring, staircase to the first floor and a useful storage cupboard with shelving housing the electric meter and consumer unit. A door leads through to the living room.

The living room is a spacious reception room with a useful under stairs storage cupboard and access through to the dining kitchen. The dining kitchen is fitted with tiled flooring and a range of rolled edge work surfaces incorporating a 1 ½ stainless steel sink with drainer and chrome mixer tap with tiled splashbacks. There are a range of cupboards and drawers beneath, appliance space for a washing machine and freestanding space for a fridge freezer. The kitchen also benefits from an electric oven, four ring gas hob with extractor hood above, complementary wall mounted cupboards and a useful breakfast bar providing seating space. A UPVC sliding door leads through to the conservatory. The conservatory features tiled flooring with electric underfloor heating (electric), UPVC windows and a door leading out to the rear garden.

To the first floor, the landing provides access to the bedrooms and bathroom, along with loft access and a useful over stairs storage cupboard housing the modern combination boiler.

Bedroom one is a spacious double room benefiting from fitted wardrobes and drawers. Bedroom two is also a well proportioned double bedroom, whilst bedroom three is a versatile single room suitable for use as a bedroom, nursery or study. The family bathroom is full tiled with a modern suite comprising wash hand basin with chrome mixer tap with vanity base cupboards beneath, low level WC, P-shape bath with chrome mixer tap and separate chrome mains shower above, with glass shower screen. There is also an electric extractor fan and a chrome ladder style heated towel rail.

Outside, to the front of the property there is a block paved pathway leading to the entrance door with an adjacent gravelled garden and herbaceous/flowering area. To the rear is a well presented garden comprising a patio seating area leading to a timber decked seating area and artificial lawn. The garden also benefits from a timber shed and a wooden gate providing rear access onto Chestnut Drive and the off street parking space.

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: Parking at the rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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: JGA/12052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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