

Belle Vue Road

Ashbourne, DE6 1AT

John German



John German



Belle Vue Road

Ashbourne, DE6 1AT

Guide Price £425,000

Extended four-bedroom semi-detached home with three reception rooms, two bathrooms, integral garage and parking for four. Generous garden with seating areas and stunning rooftop views towards St Oswald's Church. Prime location within walking distance of Ashbourne town centre.

Located in a sought-after area within walking distance of Ashbourne town centre, the property is a well-proportioned, extended four-bedroom semi-detached home offering a versatile layout. This traditional property includes three reception rooms, ideal for family living or working from home, along with two bathrooms. There is also an integral garage providing storage and further utility space, while the off-street parking accommodates up to four vehicles, which is an increasingly rare feature in such a central location. To the rear, the property benefits from a generous and well presented garden offering both lawn and various seating areas, suitable for families or those who enjoy outdoor space. One of the standout features is the elevated position, giving far-reaching rooftop views across Ashbourne and towards St Oswald's Church. Combining space, practicality, and a desirable setting, this home presents a strong opportunity for buyers seeking a well-located property with both character and potential.

Entering through a uPVC front door, the entrance porch features quarry tile flooring and built-in storage cupboards with a shoe rack. A further uPVC door leads into the inner hallway, which has tiled flooring and a guest cloakroom including a wash hand basin with vanity storage, chrome mixer tap, and a low-level WC. The hallway provides access to the dining room, kitchen, and sitting room, as well as the staircase to the first floor. The dining room includes a square bay window in a uPVC frame to the front, offering rooftop and countryside views across Ashbourne. There is also decorative picture railing. The sitting room is a generously sized reception room, again benefitting from front-facing views, and features a brick fireplace with an inset log burner and matching brick hearth and forms the focal point of the room. A uPVC door opens from the sitting room into the garden room. The kitchen is fitted with solid granite preparation surfaces, a ceramic Belfast sink with chrome mixer tap, tiled splashbacks and matching upstands. A range of base cupboards and drawers are set beneath, along with a four-ring gas hob with extractor, integrated electric oven and grill, integrated fridge, and plumbing for a freestanding dishwasher. The roof lantern brings in additional natural light, and there is also access to a pantry with shelving and the electric and gas meter. A door leads through to the utility room. The wood-effect tiled flooring continues into the garden room, which features uPVC windows looking out to the rear garden, French doors leading outside, and an internal door connecting back to the sitting room. The utility room is fitted with preparation surfaces and an inset stainless steel sink with drainer and tiled splashback. There are base and wall units, appliance space and plumbing for a washing machine and tumble dryer, and a ladder-style heated towel rail. A wooden stable door leads into a store room housing the boiler, and a sliding door provides internal access to the integral garage, which is fitted with lighting, power, and double doors.

Upstairs, the first-floor landing provides access to four bedrooms, two shower rooms, and a study. There is also loft access, and the layout offers potential to reconfigure the landing, and incorporate one bedroom, shower room, and study to create a large master suite. The front-facing bedrooms all enjoy elevated views across Ashbourne, including clear sightlines to St Oswald's Church. Two of these rooms include fitted wardrobes and decorative picture railing. The rear-facing bedroom overlooks the garden and includes fitted wardrobes, a dressing table, and drawers. The study is a flexible space that could serve as a nursery, dressing room, or small fifth bedroom. There are two modern shower rooms. The first includes a corner shower unit with a chrome mains rainfall shower and separate handheld head, pedestal wash basin, low-level WC, heated towel rail, tiled floor, and extractor fan. The second features a larger double shower enclosure with a similar chrome rainfall shower, vanity unit with integrated wash basin and additional storage, low-level WC, heated towel rail and extractor fan.

Outside, the rear garden is attractively landscaped and well-maintained, with a lower paved seating area leading via steps to a second patio space, ideal for entertaining. The garden also includes a lawn with mature, well-stocked borders, and there are timber sheds and a log store. To the front, a block-paved driveway provides off-street parking for approximately four vehicles, alongside a raised herbaceous border with wood chippings.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: FTTC - 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

Our Ref: JGA/20082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

Approximate total area⁽¹⁾

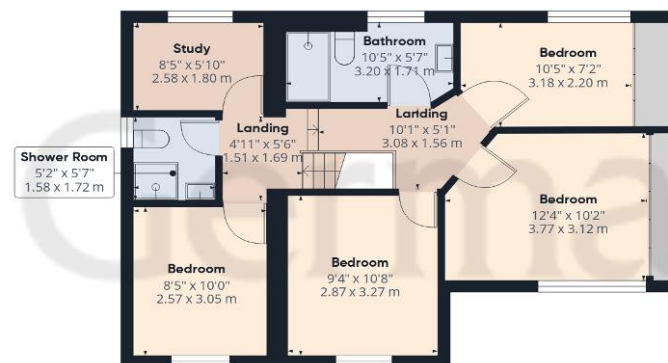
1579 ft²

146.6 m²

Reduced headroom

9 ft²

0.9 m²



Floor 1

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01335 340730

ashbourne@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



