



6 Birchwood View

Ashbourne

BAGSHAWS EST 1871
Land • Property • Livestock

6 Birchwood View

Ashbourne

DE6 1RZ

4 | 2 | 2 | acre(s)

A detached family house situated in a desirable residential area of the town. Its elevated position provides some lovely views while being located within walking distance to all the local amenities.

Asking Price

£400,000

Ashbourne - 01335 342201
ashbourne@bagshaws.com

Ground Floor

Upon entry through the front door the Entrance Hall, provides internal access to the kitchen, living room, downstairs WC and stairs leading to the first floor.

The Kitchen offers a fitted kitchen with an extensive range of wall cupboards and base units with work surface over. There is integrated fridge freezer, dishwasher, gas hob with extractor fan over, electric double oven and inset one and a half sink. There is a double glazed window overlooking the back garden.

The Cloakroom contains a low flush WC, wall mounted wash hand basin with tiled splashback, wall mounted mirrors and a double glazed window to the front.

The Lounge, accessed from the entrance hall provides a spacious living area with double doors that open into the dining room which enhance the light and airy feel. French doors open from the dining room to the garden.

First Floor

The staircase rises from the entrance hall to the landing which provides access to the first floor rooms.

The modern Family Bathroom is equipped with a three piece bathroom suite: panelled bath, low level WC and wall mounted wash hand basin. The walls are part tiled throughout, double glazed window to the rear.

The Front Bedroom has double glazed window to the front with rooftop views over the countryside beyond. There is an En-suite Shower Room with low level WC, wall mounted hand wash basin and integrated shower cubicle.

Bedroom Two is a large double bedroom, over the garage, with double glazed double window to the front and rear. Bedroom Three is at the rear of the property and is a double bedroom with double glazed window facing the rear.

Bedroom Four is at the front of the property.

Externally

Externally the property provides off road parking for two vehicles enjoying a pleasant outlook onto the front garden. There is an integral single garage.

To the side of the building there is a paved garden path and pedestrian gate providing access to the rear garden.

To the rear is a patio seating area outside the French doors and a lawn with a timber shed at the bottom of the garden providing additional storage area. The garden is enclosed by timber fencing.

General Information

Services

The property benefits from mains electricity, water and drainage. Gas central heating.

Tenure and Possession

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fitttings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

Derbyshire Dales District Council— 01629 761100

Directions

What3Words///alienated.convinces.pancakes

Viewings

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band

Band E

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Anti-Money Laundering Checks

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

