

# Walton Crescent

Ashbourne, DE6 1FZ



Well-maintained three-bedroom semi in a popular location, close to town. Features include a large driveway, single garage, utility room, guest cloakroom, and a low-maintenance garden. Ideal for first-time buyers or downsizers. No upward chain.

£240,000



John German

Located in a popular and convenient area within easy walking distance of the town centre, 18 Walton Crescent is a well-maintained three-bedroom semi-detached home ideal for first-time buyers or those looking to downsize. The property is offered with no upward chain and benefits from a spacious driveway providing ample off-street parking, along with a single garage for additional storage or parking needs. Inside, the accommodation includes a comfortable sitting room, a dining kitchen and a useful utility room with an adjoining guest cloakroom. Upstairs, there are three bedrooms and a bathroom. Outside, the rear garden is well presented and easy to manage, offering a pleasant outdoor space.

Entering through the composite front door into a central reception hallway with stairs leading to the first floor. To the left, the sitting room offers a well-proportioned space for everyday living, featuring dual aspect windows and rear uPVC sliding doors that open onto the garden. An electric fire provides a focal point for the room. From the hallway, you also step into the dining kitchen, fitted with rolled edge preparation surfaces, an inset stainless-steel sink with drainer, and a range of cupboards, drawers and wall units providing practical storage. A door leads through to a separate utility room, which includes additional work surfaces, cupboards, plumbing for white goods, and access to both the side of the property and the guest cloakroom, which is fitted with a low-level WC and wash hand basin. There's also a useful under-stairs storage cupboard in the kitchen housing the electric circuit board.

Upstairs, the landing leads to three bedrooms and the main bathroom. The largest bedroom benefits from dual aspect windows to the front and rear, along with built-in wardrobes. A second double bedroom offers a generous layout and a built-in storage cupboard, while the third bedroom is a good size single, being versatile and could also be used as a nursery or home office. The bathroom is fitted with a pedestal wash hand basin, low level WC, and a bath with a shower over.

Outside, the property is set back behind a large driveway providing ample off-street parking, which continues along the side of the house to a detached single garage with power and lighting. The rear garden is well presented, featuring a paved patio area, a central lawn, raised gravel planting beds, and a further hardstanding suitable for a timber shed.

**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 & garage

**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/>

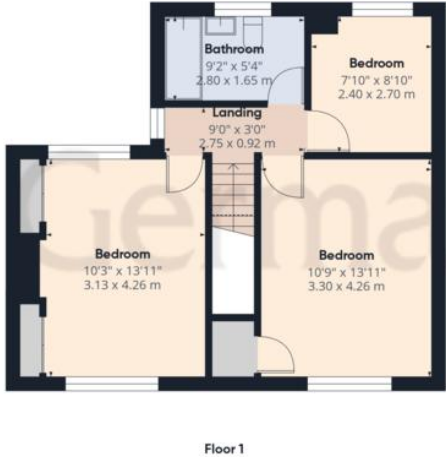
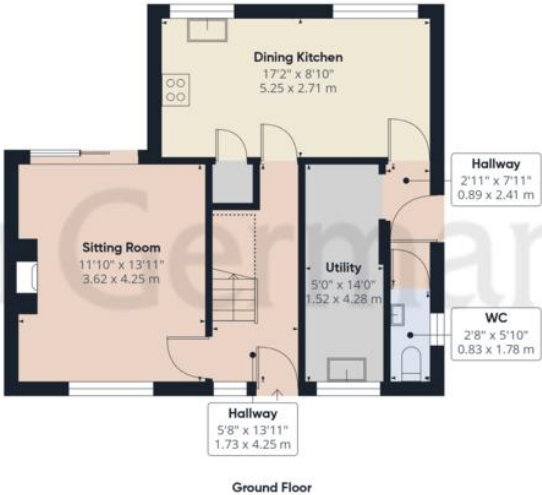
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/06082025

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John German

Approximate total area <sup>m</sup>
975 ft <sup>2</sup>
90.3 m <sup>2</sup>
Reduced headroom
14 ft <sup>2</sup>
1.4 m <sup>2</sup>

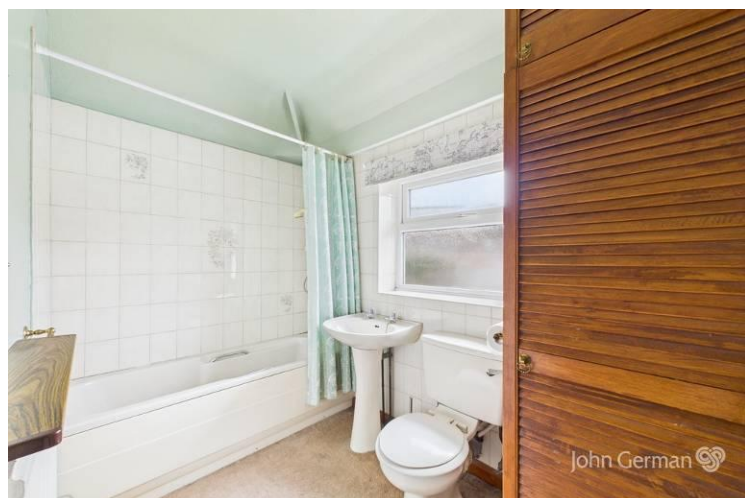
(1) Excluding balconies and terraces

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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