

Premier Avenue

Ashbourne, DE6 1LH

John 
German





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£350,000

NO UPWARD CHAIN

Well-proportioned four-bedroom detached home in a sought-after Ashbourne development. Includes an en-suite to master, two reception rooms, conservatory, kitchen, utility, an integral garage and a private rear garden, within walking distance to schools and amenities.

Located on a highly sought-after development in Ashbourne, 6 Premier Avenue is a well-proportioned four-bedroom detached home offering practical and comfortable living space, ideal for a growing family or a couple looking to downsize from a larger property. Offered with no upward chain, this is a practical and appealing option for buyers seeking a detached home in one of Ashbourne's most desirable residential areas.

A composite entrance door opens into a welcoming reception hallway with access to the sitting room, kitchen and a staircase to the first floor.

The sitting room features a uPVC bay window to the front allowing for plenty of natural light, and a marble fireplace with matching hearth and inset electric fire forming an attractive focal point. Folding doors open into the dining room, offering the option of open-plan or separate living space depending on preference.

The dining room is a generously sized reception area, leading directly into the conservatory, which is fitted with uPVC windows and French doors overlooking the rear garden. This layout provides a bright and versatile space suitable for both dining and everyday living.

The kitchen is fitted with rolled-edge work surfaces and an inset composite 1½ sink with drainer and chrome mixer tap, set against tiled splashbacks. There is a range of base units with appliance space and plumbing for a dishwasher and washing machine, as well as space for a freestanding fridge and freezer. An electric oven, four-ring hob with extractor, and complementary wall-mounted cupboards complete the kitchen. A rear door provides access to the garden, with an additional internal door leading to the guest cloakroom that is fitted with a wash hand basin and a low-level WC.

On the first floor, the landing provides access to all bedrooms, the family bathroom, and a loft hatch. The principal bedroom includes built-in wardrobes, drawers, and a fitted dressing table, along with an airing cupboard housing the hot water tank. A door leads to the ensuite, which is fitted with a vanity unit with wash hand basin and chrome mixer tap, low-level WC, and a double shower unit with a mains-fed chrome shower. Additional features include a chrome ladder-style heated towel rail and extractor fan.

Bedroom two is a well-proportioned double, currently used as a spacious home office with views over the rear garden. Bedroom three is also a double, while bedroom four is a single room with useful built-in wardrobes and drawers. The family bathroom is fitted with a pedestal wash hand basin, low-level WC, and a bath with mixer tap and handheld shower attachment, along with an electric extractor fan.

Outside, the rear garden features a paved patio seating area leading to a lawn with mature herbaceous and flowering borders, offering a private and well-maintained outdoor space. To the front, a tarmac driveway provides off-street parking alongside a gravelled garden area. The property also benefits from an integral garage with up-and-over door, power, and lighting, as well as an electric car charging point.

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: Mains 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16092025

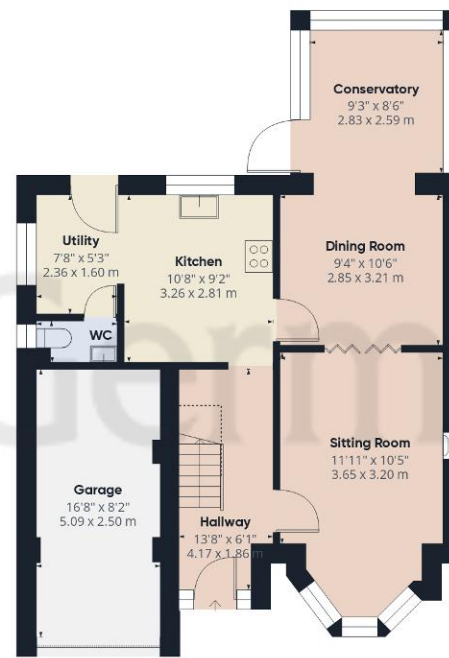


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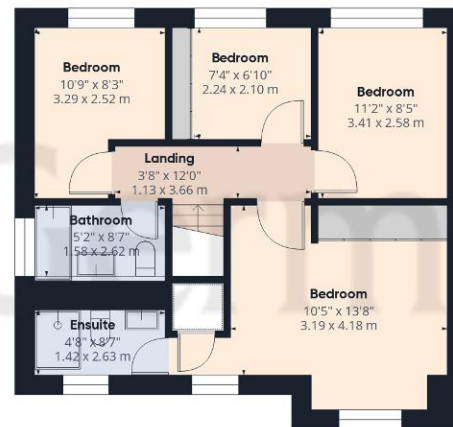


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1268 ft²

117.6 m²

Reduced headroom

11 ft²

1.1 m²

(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.

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Agents' Notes

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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		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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