

Derby Road

Ashbourne, DE6 1BH

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£365,000

Extended 1930s three-bedroom semi-detached home, immaculately presented with a stunning open-plan living dining kitchen, log burner and bi-fold doors. Includes a gym/studio, modern bathroom, rear garden, underfloor heating and gated driveway parking.

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An extended 1930s-style three-bedroom semi-detached home, combining original character and charm with a modern contemporary interior. Immaculately presented throughout, the property is ready to move straight into and offers well-planned accommodation suited to couples and families. The ground floor includes a separate living room, a useful utility room and a modern shower room, together with a stunning open-plan living, dining and kitchen space. This impressive area features a log burner and bi-folding doors opening onto the rear garden, creating a practical space for everyday living and entertaining. The ground floor also benefits from zonal wet-system underfloor heating.

Upstairs are three good-sized bedrooms and a modern family bathroom. The property also benefits from a versatile gym/studio, providing useful additional space for exercise, hobbies or home working. Outside, the well-presented rear garden offers an attractive setting for relaxing and entertaining, while the large driveway provides ample off-street parking and is accessed via electric gates. Offering a strong mix of 1930s character and modern finishes in a popular location, this is a well-maintained home ready for its next owners to move in and enjoy.

A composite entrance door opens into the reception hallway, with a staircase to the first floor, tiled flooring and doors leading to the sitting room and open-plan living dining kitchen.

The sitting room features a bay window to the front with fitted shutter blinds, providing a bright and comfortable separate reception space.

The open-plan living dining kitchen is a particular feature of the property, offering a well-planned space for cooking, dining and relaxing. The kitchen is fitted with a range of preparation surfaces incorporating a stainless steel sink and drainer with chrome mixer tap and complementary splashback surround. There is a range of base cupboards and drawers, together with matching wall-mounted units, an integrated double electric oven and grill, four-ring gas hob with extractor above, integrated fridge freezer and integrated dishwasher. A matching island provides additional storage and incorporates retractable electrical sockets. Velux roof windows provide further natural light, while bi-folding doors open directly onto the rear garden. The living area also features a fireplace with inset log burner and stone hearth.

The utility room is fitted with a range of storage cupboards, including appliance space and plumbing for a washing machine and separate tumble dryer. The combination boiler is also located here. A composite door provides access to the side of the property, with a further door leading into the ground floor shower room.

The shower room has tiled flooring and is fitted with a wall-hung wash hand basin with chrome mixer tap, low-level WC and a walk-in shower with chrome mains-fed rainfall shower head.

The first-floor landing provides access to the loft via a hatch and has doors leading to the three bedrooms and family bathroom. Bedroom one is a spacious double bedroom with fitted wardrobes and integrated drawer storage. Bedroom two is also a good-sized double bedroom, while bedroom three is a generous single room with useful eaves storage.

The modern family bathroom has tiled flooring and is fitted with a wall-hung wash hand basin with chrome mixer tap and vanity drawers beneath, low-level WC and a P-shaped bath with chrome mixer tap and mains-fed rainfall shower above. There is also a ladder-style heated towel rail and electric extractor fan.

The studio/gym provides a versatile additional space with power and lighting, suitable for use as a gym, home office, hobby room or studio. The vendor advises that a doorway could be installed to create direct access through to the utility room, if required.

To the front, the property is set well back from the road and benefits from a substantial tarmac driveway providing ample off-street parking for multiple vehicles, with access via electric gates.

To the rear is a well-presented garden designed with ease of maintenance and entertaining in mind, featuring a large patio seating area, artificial lawn and water feature providing an ideal space for outdoor dining and socialising.



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: Off-street parking

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 C

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

Our Ref: JGA/17082026

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Ground Floor

Approximate total area^m

114.3 m²

1232 ft²

Reduced headroom

2.2 m²

24 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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