Bernard Gadsby Close

Ashbourne, DE6 1RB







Well-presented three bedroom semi-detached home in a central Ashbourne location, within walking distance of shops, schools and amenities. Featuring ensuite to master bedroom, private garden, off street parking and no upward chain.

£240,000

John German

A well-presented three bedroom semi-detached property, ideally suited to a first time buyer or those looking to downsize from a larger home. The property is centrally located within Ashbourne, offering easy walking distance to a wide range of local amenities including shops, schools, doctors, parks and leisure facilities, while also benefiting from convenient access to the A515 and A52 for commuters.

The accommodation comprises an entrance hallway with guest cloakroom, a comfortable living room and a dining kitchen with space for everyday family dining and entertaining. To the first floor, the master bedroom benefits from an ensuite shower room, alongside two further bedrooms and a family bathroom. Outside, the property offers off street parking and a private enclosed garden, providing a manageable outdoor space suitable for relaxing or entertaining. Offered to the market with no upward chain, this property represents an excellent opportunity to acquire a conveniently located home within one of Ashbourne's most accessible residential developments.

A composite entrance door opens into the reception hallway, with doors leading to the sitting room, dining kitchen, useful storage cupboard and guest cloakroom. The guest cloakroom is fitted with a pedestal wash hand basin, low-level WC and electric extractor fan. The sitting room is a spacious dual aspect reception room with windows to the front and side elevations, together with uPVC French doors opening onto the garden, allowing for plenty of natural light.

The dining kitchen is also dual aspect with windows to the front and side elevations. Fitted with rolled edge work surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap with tiled splashback. There is a range of base cupboards and drawers with appliance space for a washing machine and freestanding fridge freezer. Integrated appliances include an electric oven and grill with four ring gas hob and extractor canopy over. Complementary wall mounted cupboards provide additional storage, one housing the Ideal combination boiler.

To the first floor, the landing has doors leading to all three bedrooms, the family bathroom and a useful storage cupboard. Bedroom one is a dual aspect double bedroom with windows to the front and side elevations, together with a useful built-in storage cupboard with shelving and access to the ensuite shower room. The ensuite is fitted with a pedestal wash hand basin, low-level WC, shower unit with electric shower, electric extractor fan and shaver point. Bedroom two is a further spacious dual aspect double bedroom with windows to the front and side elevations. Bedroom three is a versatile single bedroom which could also be used as a study or nursery. The family bathroom is fitted with a pedestal wash hand basin, low-level WC and bath with chrome mixer tap, together with an electric extractor fan.

Outside, the property benefits from off-street parking to the front. The garden comprises a patio seating area with lawn and gravel borders, enjoying a pleasant backdrop, together with a hard standing area and 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
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
Our Ref: JGA/19052026

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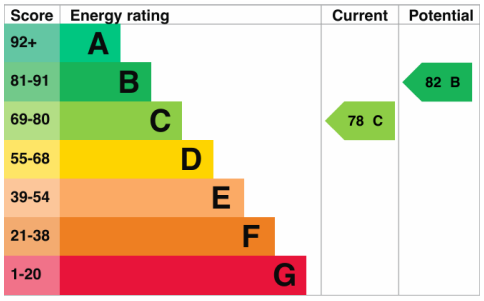




John German







John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk

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