





Beresford Avenue, Ashbourne, DE6 1FW

bagshaws residential

welcome to

Beresford Avenue, Ashbourne

Located on the popular Beresford Avenue, Ashbourne, this three-bedroom home features a lounge, spacious kitchen/diner, large rear garden, and a driveway with front garden. Ideally situated close to local schools, amenities, and Ashbourne town centre.













Entrance Hall
A entrance hall providing access to the lounge, kitchen/diner and stairs rising to the first floor. Finished with fitted carpet, a ceiling light point, and space for coats and shoes.

Lounge
17' 2" x 11' 5" (5.23m x 3.48m)
A spacious and light-filled lounge featuring large windows to both the front and rear elevations, allowing plenty of natural light throughout. The room benefits from a feature stone hearth and fireplace, fitted carpet, radiator, and ceiling light, creating a comfortable space for relaxing and entertaining.

Kitchen/Diner
17' 2" x 11' 5" (5.23m x 3.48m)
A spacious and well-appointed kitchen/diner with windows to both the front and rear elevations, creating a bright and airy feel throughout. Fitted with a range of cream wall and base units complemented by wood-effect work surfaces and tiled splashbacks. The central island incorporates an integrated oven and electric hob, providing additional workspace and storage. There is space and plumbing for a washing machine, tumble dryer, and fridge/freezer, as well as ample room for a dining table and chairs. Further benefits include laminate flooring, radiator, spotlights, and a rear door giving access to the garden.

Landing
A central landing providing access to all first-floor accommodation. Benefiting from a window to the rear elevation allowing natural light, fitted carpet, radiator, and ceiling light point.

Bedroom One
11' 7" x 11' 1" (3.53m x 3.38m)
A generously sized double bedroom featuring a window to the front elevation, allowing plenty of natural light. The room benefits from fitted carpet, a radiator, ceiling light point, and a useful built-in storage cupboard.

Bedroom Two
11' 7" x 11' 1" (3.53m x 3.38m)
A good-sized double bedroom with a window to the front elevation, providing plenty of natural light. Benefiting from a built-in storage cupboard, fitted carpet, radiator, and ceiling light.

Bedroom Three
8' 5" x 8' 3" (2.57m x 2.51m)
A comfortable single bedroom enjoying views over the surrounding fields through a window to the rear elevation. The room benefits from fitted carpet, radiator, and a ceiling light point, making it ideal as a child's bedroom, nursery, home office, or study.

Bathroom
A well-presented bathroom fitted with a white suite comprising a low-level W/C, hand wash basin with storage unit beneath, and a bath with shower over. The room features tiled walls and flooring for ease of maintenance, a radiator, ceiling light point, and a privacy window to the rear elevation providing natural light while maintaining privacy.

Garden/Exterior
To the front of the property is a driveway providing off-road parking, alongside a well-maintained lawned garden which enhances the property's kerb appeal.

To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn with a pathway leading from the rear of the property to the front. Backing onto open fields, the garden offers a pleasant outlook and a good degree of privacy, making it an ideal space for outdoor entertaining, family activities, or simply enjoying the surrounding views.

Agents Note
Please note that this property is subject to a private right of way, allowing the neighbouring property access across part of the land to their property.

This property is currently being marketed, with planning approved.

Land
Land – The property benefits from outline planning permission with all matters reserved for the construction of one additional new home granted on 13 August 2026 under planning reference 25/00128/OUT.
The planning permission can be viewed on the Derbyshire Dales DC planning explorer website with the indicative proposals showing the use of the existing driveway to access the wider rear garden for the new home together with enhanced parking provision for number 35 relocated to the rear as part of the development.
To confirm, whilst the application was originally submitted for 'up to 2 new homes', Derbyshire Dales DC has restricted the detailed scheme to come forward pursuant to the outline planning permission to one new home only, by planning condition.

welcome to

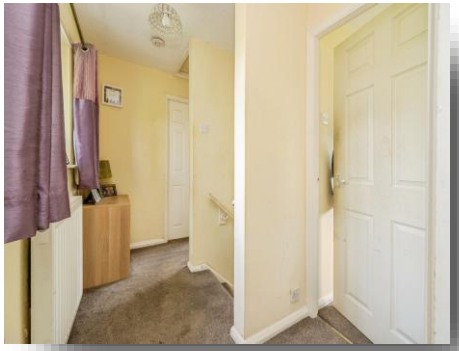
Beresford Avenue, Ashbourne

- Three-bedroom family home
- Driveway
- Rear large garden.
- Close to local schools and amenities
- With planning permission approved under REF: 25/00128/OUT

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106106

The Property Ombudsman

Property Ref:
ABN106106 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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