

# Taylor Court

Ashbourne, DE6 1BZ



Four-bedroom townhouse within easy walking distance of the town centre, offering well-planned accommodation including a dining kitchen, sitting room, Jack and Jill bathroom and a principal suite with dressing area and ensuite. Also benefiting from off-street parking, single garage, low maintenance garden and no upward chain.

£240,000

John German 

This property offers flexible accommodation that would suit first time buyers seeking space to grow into, the space and versatility to suit a family, or as a downsize from a larger home while retaining multiple bedrooms for guests, hobbies or home working. Its convenient location and manageable outdoor space make it a practical and appealing choice.

The reception hallway provides access to the guest cloakroom, dining kitchen and sitting room, with a staircase to the first floor. There is also a useful understairs storage cupboard which houses the electric consumer unit.

The dining kitchen is fitted with rolled edge work surfaces incorporating a 1½ stainless steel sink with drainer and chrome mixer tap, with matching upstand surrounds. A range of cupboards and drawers are set beneath, together with an integrated dishwasher and integrated electric oven with four ring gas hob and extractor above. Complementary wall mounted cupboards provide additional storage, one of which houses the boiler. There is plumbing and space for a washing machine and further space for a freestanding fridge freezer.

The sitting room is a well-proportioned reception room with a feature fireplace and provides a comfortable main living space.

To the first floor, the landing gives access to three bedrooms, the Jack and Jill bathroom and an airing cupboard housing the hot water tank. One of the bedrooms is a double and benefits from direct access into the Jack and Jill bathroom, while bedroom two is also a double room. Bedroom three is a small single versatile room, which could also be utilised as a study or nursery.

The Jack and Jill bathroom is fitted with a white suite comprising a wash hand basin with chrome mixer tap set within a vanity unit, low level WC and bath with chrome mixer tap and handheld shower attachment. Additional features include an electric shaver point and chrome ladder style heated towel rail.

Stairs continue to the second floor landing which leads to the principal bedroom suite. This is a spacious double bedroom with a useful over-stairs storage cupboard and rooftops views towards Ashbourne. There is a dressing area with fitted wardrobes and additional eaves storage, along with access to the ensuite shower room.

The ensuite is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC and corner shower enclosure with mains fed chrome shower. There is also a chrome ladder style heated towel rail, electric shaver point and roof window.

Outside, to the front of the property, there is a low maintenance courtyard style garden. The property also benefits from a single garage with an up and over door and off-street parking.

**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:** Driveway & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 D

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

**Our Ref:** JGA11032026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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#### Agents' Notes

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