Oak Crescent

Ashbourne, DE6 1HR







Extended three-bedroom semi-detached home in a popular cul-de-sac, with off-street parking, a southerly facing garden and useful additional living space. Close to shops, parks, bus routes and the A52. Offered with no upward chain.

£240,000

John German

An extended three-bedroom semi-detached home, positioned in a popular cul-de-sac and particularly well suited to first-time buyers, couples or those looking to downsize from a larger property. The accommodation includes a sitting room, dining kitchen, three bedrooms and a bathroom, with the extension providing useful additional living space. The property also benefits from off-street parking and is presented in a practical, well-maintained condition.

Outside, there is a well-presented garden with a southerly aspect, offering an attractive and manageable outdoor space. The property is within easy walking distance of local bus routes, shops and parks, while the A52 can be accessed quickly for journeys further afield. Offered with no upward chain, this property is a well-located home combining a peaceful setting with convenient access to everyday amenities and transport links.

A composite entrance door opens into the reception hallway, where there is a staircase to the first floor and a door leads through into the living room. The living room provides a comfortable reception space, with a useful understairs storage cupboard and an opening into the dining kitchen.

The dining kitchen is fitted with rolled-edge preparation surfaces incorporating a 1 ½ composite sink with adjacent drainer and mixer tap, complemented by tiled splashbacks. Beneath the worktops is a range of cupboards and drawers, together with an integrated dishwasher, electric oven and grill, and a four-ring gas hob. There is also space for a freestanding fridge, further built-in storage and the electrical consumer unit. From here, two openings lead into a versatile area currently arranged as a utility space, with additional work surfaces, cupboard storage, plumbing and space for a washing machine, and further appliance space for a freezer. UPVC sliding doors open directly onto the rear garden.

Moving upstairs, the first floor landing gives access to all three bedrooms, the bathroom and a useful over-stairs storage cupboard, with a loft hatch providing access to the roof space. There are two double bedrooms and a further single bedroom, which could also work well as a home office or occasional guest room. The bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and bath with chrome mixer tap.

Outside, the front of the property has a tarmac driveway providing off-street parking. To the rear is a well-presented, southerly facing garden with a patio seating area, laid lawn and gravelled border, together with a hardstanding 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/13082026
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Agents' Notes

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