

# Lower Pingle Road

Ashbourne, DE6 1TE



John German 



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Modern townhouse on a popular Ashbourne development, with Fibre to the premises, lounge/diner, fitted kitchen and guest cloakroom. Principal bedroom with ensuite, two further bedrooms, family bathroom, enclosed rear garden and off street parking. Ideal for first time buyers or downsizers.

£250,000



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A modern three bedroom townhouse set within a popular development in Ashboume. The property offers well planned accommodation arranged over two floors and is well suited to first time buyers, a young family or those looking to downsize from a larger home. Fibre to the premises is available, making it an ideal choice for home working or households with high internet usage. The location provides convenient access to local amenities, schools and transport links.

The ground floor comprises an entrance hall, a fitted kitchen to the front elevation and a lounge/diner to the rear with space for both seating and dining furniture. There is also a useful guest cloakroom. The lounge/diner enjoys access to the rear garden, which is well presented and designed for ease of maintenance, offering a practical outdoor space for relaxing or entertaining.

To the first floor, the principal bedroom benefits from an ensuite shower room. There are two further bedrooms, suitable for children, guests or use as a home office, together with a family bathroom.

Externally, the property includes off street parking. This is a modern, low maintenance home in a sought after area, offering comfortable accommodation in a convenient setting.

A composite entrance door opens into the reception hallway, with doors leading to the kitchen, guest cloakroom and lounge/diner. There is a staircase to the first floor. The kitchen is fitted with preparation surfaces incorporating a stainless steel 1 ½ sink with drainer and chrome mixer tap with upstand surround. There is a range of cupboards and drawers beneath, together with wall mounted units. Integrated appliances include a washing machine, dishwasher, electric oven and grill, fridge freezer and a four ring gas hob with extractor fan above.

The lounge/diner is a spacious reception room with uPVC French doors opening onto the rear garden. There is also a useful understairs storage cupboard.

The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and a low level WC.

To the first floor, the landing provides access to three bedrooms and the family bathroom. A loft hatch with pull down ladder leads to a fully boarded loft, offering additional storage space. There is also a storage cupboard housing the combi boiler. Bedroom one is a double room with a useful overstairs cupboard/wardrobe and an ensuite shower room with a white suite including a pedestal wash hand basin with chrome mixer tap, low level WC and a double shower unit with chrome mains rainfall shower and electric extractor fan.

Bedroom two and bedroom three provide further accommodation suitable for children, guests or use as a home office.

The family bathroom is fitted with a wall mounted wash hand basin with chrome mixer tap, low level WC and a bath with chrome mixer tap. An electric extractor fan is also installed.

To the rear of the property there is a paved patio seating area leading to a lawned garden, enclosed by timber fencing and including a garden shed. To the front, a tarmac driveway provides off street parking for two vehicles and benefits from an electric car charging point.

**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. There is a communal service charge for the development, currently £223.87 per annum to Oakland's park (Ashbourne) Man Co Ltd.

**Property construction:** Standard

**Parking:** Off road

**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 C

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

**Our Ref:** JGA/03032026

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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