

Brookside

Ashbourne, DE6 1FY

John
German





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£250,000

Immaculately presented three bedroom semi-detached home on a generous corner plot, within walking distance of Ashbourne town centre. Beautiful landscaped gardens, dining kitchen, garden room, driveway parking, fibre broadband and close to parks, schools and amenities.



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Situated on a generous corner plot in a popular residential location, 2 Brookside is an immaculately presented three bedroom semi-detached home offering well-proportioned and thoughtfully maintained accommodation throughout. Ideally positioned within walking distance of Ashbourne town centre and its excellent range of shops, cafés and amenities, the property is also close to parks, nurseries and well-regarded schools. Fibre to the premises broadband is available, making it well suited to home working, while the location provides swift access onto Belper Road. A driveway offers convenient off-street parking.

The accommodation comprises a comfortable sitting room, a spacious dining kitchen, a light and versatile garden room, three well-proportioned bedrooms and a family bathroom. Outside, the beautifully landscaped gardens wrap around the corner plot, providing an attractive and easily maintained outdoor space to enjoy. Combining excellent presentation, a practical layout and a highly convenient location, this property is ideal for first-time buyers, as well as those looking to downsize from a larger property without compromising on comfort or quality.

An attractive timber-framed covered porch provides access to the property via a uPVC entrance door, opening into the reception hallway with staircase to the first floor and doors leading to the sitting room and dining kitchen.

The sitting room is a spacious reception room featuring built-in shelving and an electric log-effect fire with granite hearth, creating an attractive focal point (please note, the white fire surround will not be left with the sale). uPVC French doors open through to the garden room.

The dining kitchen is fitted with tiled flooring and rolled-edge work surfaces incorporating a 1½ bowl composite sink with adjacent drainer and chrome mixer tap, complemented by matching upstands. There is a range of base and wall units, a freestanding electric cooker with four-ring hob and extractor hood above, together with space for separate fridge and freezer units and plumbing for a washing machine (some appliances may be available by separate negotiation). A matching central island provides additional storage and seating, while a useful understairs storage cupboard is concealed behind a concertina door. The room enjoys a triple aspect, with windows to the front, side and rear elevations, creating a bright and airy space, there is also a door into the garden room.

The garden room features tiled flooring, uPVC windows overlooking the garden and a uPVC door providing direct access to the rear garden.

The first floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a comfortable double room with fitted wardrobes. Bedroom two is a further double bedroom benefiting from a useful overstairs storage cupboard. Bedroom three is a good-sized single bedroom, ideal as a child's room, nursery or home office, currently utilised as a dressing room.

The family bathroom is fully tiled and fitted with a wash hand basin, low level WC, bath with chrome mixer tap and a separate corner shower unit with chrome mains-fed shower.

Outside, the beautifully landscaped gardens make full use of the generous corner plot. To the rear, there is a paved patio seating area, raised gravelled planting beds, a pergola and a useful timber workshop/store, all enclosed by timber fencing. The side garden continues with a paved patio and covered seating area, complemented by contemporary timber slatted screening to create an attractive space for outdoor dining and entertaining throughout the year. Steps lead to a further gravelled garden with established herbaceous and flowering borders, together with an additional paved seating area beneath a pergola.

To the front of the property, a tarmac driveway provides off-street parking, complemented by attractive gravelled areas and well-stocked herbaceous and flowering borders.

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

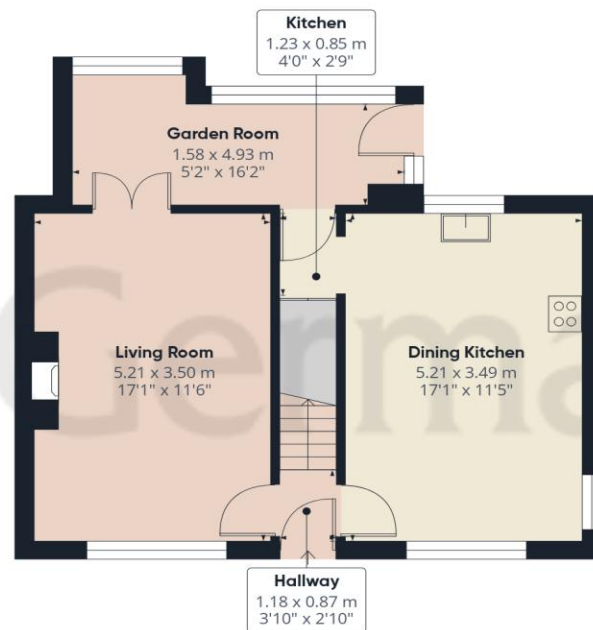
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08072026

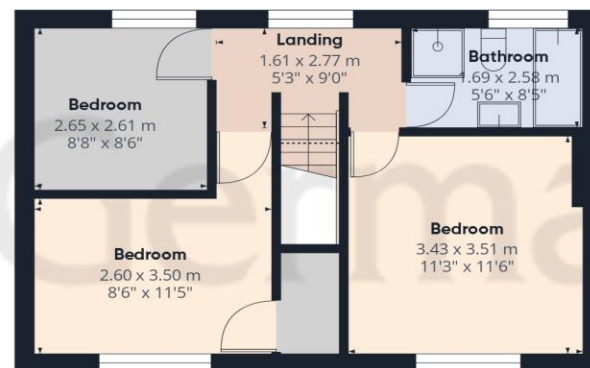
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

87.5 m²

942 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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