

# Old Derby Road

Ashbourne, Derbyshire, DE6 1BN

John German



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Guide Price £425,000

Spacious four-bedroom detached period home set over three floors with original features, two reception rooms, kitchen, utility and ensuite to principal bedroom. Large south-facing garden, garage, off-street parking, and potential to extend (STPP). Walk to schools, shops, parks and bus routes.



This property is a spacious four-bedroom detached period home offering well-balanced accommodation across three floors. Ideally positioned within walking distance of schools, local shops, parks and bus routes, the property combines original character features with practical modern living, making it well suited to family buyers. The ground floor includes two reception rooms, a fitted kitchen, separate utility room and a guest cloakroom. Upstairs there are three bedrooms served by a family bathroom, whilst on the second floor is the principal bedroom, which benefits from an ensuite shower room.

Set on a generous southerly-facing plot, the property enjoys a large rear garden offering plenty of outdoor space for children, entertaining or gardening. There is ample off-street parking to the front along with a single garage. The house retains a number of original features and presents scope for further extension, subject to the necessary planning permissions. With its detached layout, character detail and convenient location, this property is a strong option for buyers seeking a long-term family home with room to grow.

A wooden door opens into a spacious reception hallway, featuring original parquet flooring and a staircase leading to the first floor. From the hallway, doors provide access to the sitting room, guest cloakroom, and dining room.

The sitting room is a well-proportioned reception space with a front-facing bay window and fitted cupboards set into the recesses, providing useful storage. The guest cloakroom is fitted with a wash hand basin and low-level WC. The dining room includes sliding doors opening to the rear garden and two large built-in storage cupboards. A further door leads through to the kitchen.

The kitchen is fitted with tiled flooring, wooden preparation surfaces, and an inset Belfast sink with chrome mixer tap and tiled splashbacks. There is a range of base units with integrated dishwasher, recycling drawer, and a double electric oven with grill. Space is provided for a freestanding fridge freezer, with complementary wall-mounted cupboards for additional storage. A door leads out to the rear garden, and an internal door opens into the utility room, which includes further work surfaces, appliance space with plumbing, and a recently fitted wall-mounted boiler.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The front-facing double bedroom features a bay window and is fitted with Sharpes wardrobes and drawers. There are two single bedrooms, one with built-in wardrobes and the other with a large understairs storage cupboard. The family bathroom is fitted with tiled flooring, a vanity unit with wash hand basin and chrome mixer tap, low-level WC, and a bath with mains-fed rainfall shower and glass screen. An electric extractor fan is also installed.

Stairs lead to the second floor, where a further double bedroom includes extensive eaves storage on both sides and access to a private en-suite. The en suite is fitted with a wash hand basin set into a vanity unit, low-level WC, shower unit with a mains-fed chrome shower, and additional eaves storage.

To the rear, the property enjoys a large, enclosed garden with a patio seating area and a lawn bordered by timber fencing. At the front, there is a further lawned area and a generous tarmac driveway providing ample off-street parking, which leads to the attached single garage equipped with power and lighting.

**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 & garage

**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 D

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

**Our Ref:** JGA/14102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



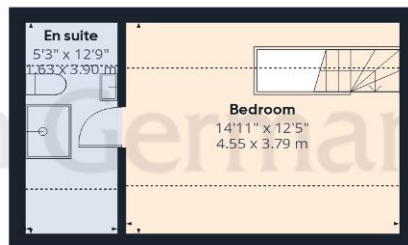




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1407 ft<sup>2</sup>

130.8 m<sup>2</sup>

Reduced headroom

97 ft<sup>2</sup>

9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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**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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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