

Oak Crescent

Ashbourne, DE6 1HR



John German 



John German 

Four bedroom detached home with no upward chain, set within a quiet cul-de-sac. Features include a large sitting room, modern dining kitchen and bathroom, integral garage, off-street parking and spacious garden. Close to schools, amenities, bus routes and the A52.

£250,000



John German 

John German 

Public Notice: 10 Oak Crescent, Ashbourne, DE6 1HR. We are acting in the sale of the above property and have received an offer of £240,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 3rd March 2026

Four bedroom detached home, offered for sale with no upward chain and suited to a couple or family. The property is located within a popular and quiet cul-de-sac, with the benefit of off-street parking and an integral garage. Inside, the accommodation is arranged to suit modern family living, with a large sitting room providing a comfortable main living space and a modern dining kitchen offering ample room for everyday meals and family use. A contemporary bathroom serves the bedrooms and is finished in a modern style.

Externally, the property enjoys a spacious garden, providing useful outdoor space for children, pets or entertaining. The location is a key advantage, with main bus routes, local amenities, schools and parks all within walking distance. Swift access onto the A52 makes the property particularly convenient for commuters. Overall, this is a practical and well-located family home that would appeal to first time buyers or a young family.

A uPVC entrance door opens into the hallway, with doors leading to the sitting room and cloakroom. The sitting room is a generous reception space, with an opening through to the dining kitchen and a further door leading to the inner hallway. The modern dining kitchen is fitted with work surfaces incorporating a 1 ½ stainless steel sink with drainer and chrome mixer tap, set against tiled splashbacks. Integrated appliances include an electric double oven with microwave above and a five-ring induction hob with extractor over, complemented by wall-mounted storage units. A door leads through to a rear porch, which provides access out to the rear garden. The inner hallway has a staircase to the first floor, with a useful understairs storage cupboard and a door providing internal access to the integral garage, which is fitted with an up and over door and houses the electrical consumer unit.

To the first floor, the landing gives access to four bedrooms and the modern bathroom. The bathroom is fitted with a white suite comprising a wash hand basin with vanity storage beneath and chrome mixer tap, low level WC, panelled bath, and a double corner shower unit with mains rainfall shower and extractor fan.

To the front of the property there is a driveway providing off-street parking and access to the integral garage, with an adjacent plumb slate area. The rear garden is spacious and arranged with an initial patio seating area, leading onto a lawned garden with timber shed. A further patio area is positioned at the far end of the garden, offering additional outdoor seating space.

Agents note: All services/appliances have not been tested and will not be tested.
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
Electricity supply: Mains
Sewerage: Mains
Parking: Drive & garage
Water supply: 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/13012026

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

John German

Approximate total area[®]
 1021 ft²
 94.7 m²
Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

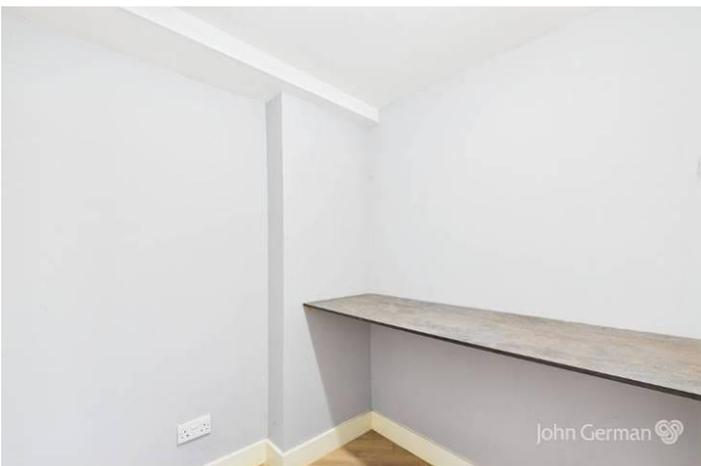
Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent