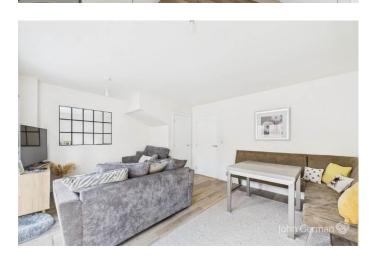
# Turnpike Way Ashbourne, DE6 1UD







Well-presented two double bedroom semidetached home in a popular cul-de-sac. Built in 2022 by Cameron Homes with parking for two cars, full fibre broadband, and swift access to the A52. Ideal for first-time buyers or downsizers, close to shops, schools and bus routes.

NO UPWARD CHAIN

£230,000



Located at 32 Tumpike Way, this well-presented two-bedroom semi-detached home offers practical living in a sought-after cul-de-sac setting. Built in 2022 by Cameron Homes, the property remains in excellent condition throughout, with modern finishes and a layout that will appeal to both first-time buyers and those looking to downsize from a larger home. Inside, the accommodation includes two generously sized double bedrooms, making it a comfortable option for individuals, couples or small families.

The property benefits from being sold with no upward chain, off-street parking for two cars and a south-facing rear garden. It also enjoys swift access onto the A52, making it a convenient base for commuting. Within walking distance are local shops, bus stops and schools, supporting everyday needs without the need to drive. Full fibre broadband is available, offering fast, reliable connectivity for home working. The home offers a low-maintenance lifestyle in a well-connected location, combining comfort, convenience and functionality.

Entering through a composite front door, the reception hallway provides access to the kitchen, lounge/diner and guest cloakroom, with stairs leading to the first floor.

The kitchen is fitted with quartz preparation surfaces, an inset 1½ stainless steel sink with drainer and chrome mixer tap, and a matching upstand surround. There is a range of base cupboards and drawers, an integrated electric fan-assisted oven and grill, a four-ring gas hob with extractor hood, and a complementary wall-mounted unit. Appliance space is provided for a washing machine and freestanding fridge freezer.

To the rear, the lounge/diner offers a bright and comfortable space with uPVC French doors opening out to the garden. There is a useful understairs cupboard with appliance space for a condensing dryer and internet modem.

The ground floor also includes a guest cloakroom with a white suite comprising a pedestal wash hand basin with chrome mixer tap and tile splashback, and a low-level WC.

Upstairs, the first floor landing gives access to two well-proportioned double bedrooms, with bedroom one benefitting from a useful overstairs storage cupboard. The bathroom is finished with tile flooring and features a white suite including a pedestal wash hand basin with chrome mixer tap and splashback, low-level WC, and a bath with chrome mixer tap, mains-fed chrome shower and glass screen. An electric extractor fan is also installed.

Outside, the rear garden is well maintained, featuring a patioseating area, raised timber deck, and a lawn bordered by established planting and enclosed by timber fencing. To the side, a tarmac driveway provides off-street parking for two vehicles.

Note: There is an estate charge of £360 per annum to Ground Solutions.

**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: Offroad 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 <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B
Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/04092025

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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 1  $^{\rm st}$  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 memora ndum being issued.













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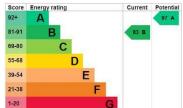
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

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

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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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