

Turnpike Way

Ashbourne, DE6 1UD



Well-presented two double bedroom semi-detached 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



John German

Located at 32 Turnpike 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 patio seating 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: 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/04092025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 83 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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