

# Church View

North Leys, Ashbourne, DE6 1DQ



Elevated two-bed end terrace with stunning views towards St Oswalds Church, within walking distance of the town centre. Features include two double bedrooms, spacious lounge with log burner, breakfast kitchen and terraced garden. Ideal first home or downsize.

£180,000



John German 

A two bedroom end-terraced property occupying an elevated position with stunning far-reaching views across to St Oswalds Church and the surrounding area. The property is conveniently located within walking distance of the town centre and the range of shops, amenities and services it has to offer, making it well suited to a first time buyer or those looking to downsize.

The accommodation includes two double bedrooms, a spacious sitting room featuring a log burner, bathroom and a breakfast kitchen offering practical dining space. Externally, the property benefits from a terraced garden which enjoys the attractive outlook and elevated setting. Combining well-proportioned accommodation with a convenient location, this property presents an excellent opportunity for buyers seeking a comfortable home close to local amenities.

A wooden entrance door opens into the inner lobby, which provides a useful preparation surface with shelving above and appliance space and plumbing for a washing machine below. From here, doors lead to the bathroom and dining kitchen. The bathroom is fitted with tiled flooring, a pedestal wash hand basin, low level WC, bath with shower over and a chrome ladder-style heated towel rail.

The dining kitchen is fitted with tiled flooring and rolled edge work surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of base cupboards and drawers with an integrated electric oven, four ring gas hob with extractor hood above, appliance space and plumbing for a dishwasher, together with matching wall mounted cupboards. The room also benefits from built-in storage cupboards, an understairs storage cupboard, staircase to the first floor and access into the sitting room.

The sitting room is a spacious reception room featuring a log burner set on a tiled hearth, forming the focal point of the room, with built-in cupboards and shelving to the recess beside the chimney breast. A sash window to the rear enjoys elevated rooftop views across to St Oswalds Church, Belle Vue Road and the surrounding area, while a door provides access to the rear garden.

To the first floor there are two double bedrooms. The main bedroom benefits from a useful storage cupboard and elevated views across Ashbourne. Bedroom two is also a well-proportioned double room and includes a built-in cupboard.

The property is approached from the rear via North Leys, where there is roadside parking and steps leading down to a courtyard area with an outside tap and access into the rear hall. To the front of the property is an attractive three-tiered garden incorporating paved patio seating areas enjoying the elevated views, together with a further garden area beyond. A pedestrian side access leads back to North Leys.

**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:** On road

**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 B

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

**Our Ref:** JGA/19052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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