

Spacious end-of-terrace townhouse in the heart of Ashbourne.

£260,000
NO UPWARD CHAIN

A spacious and exceptionally bright four-bedroom end-of-terrace townhouse, ideally positioned within walking distance of Ashbourne town centre, supermarkets, parks, schools and transport links. Offering versatile accommodation arranged over three floors, the property combines generous living space with low-maintenance front garden, making it well suited to families, professionals or buyers seeking a convenient central location.

The accommodation includes a bright dual-aspect sitting room, well-appointed dining kitchen, utility room, guest cloakroom and four bedrooms, including a principal bedroom with ensuite shower room. The ground floor room also offers flexibility as a home office, guest bedroom or additional reception space. The property has also benefited from upgraded high-quality flooring throughout the principal living areas and bedrooms.

Externally, the property benefits from an integral garage, driveway parking and low-maintenance outside space. Further benefits include practical built-in hallway storage, freehold tenure with no management fees, and a newly installed boiler with 10-year warranty. Combining generous accommodation with a highly convenient location, this property offers an ideal opportunity for buyers looking to enjoy all that Ashbourne has to offer within easy walking distance.

Ground Floor

A door opens into the reception hallway, with doors leading to the guest cloakroom, utility room, ground floor bedroom and a useful built-in storage cupboard ideal for coats and shoes. A staircase rises to the first floor with additional understairs storage beneath.

The utility room is fitted with preparation surfaces incorporating an inset stainless steel sink with drainer and mixer tap, together with cupboard storage, appliance space and plumbing for a washing machine and separate tumble dryer. The room also benefits from an electric extractor fan and a newly installed Glow-worm boiler with a 10-year warranty.

The ground floor bedroom offers versatile accommodation and could equally be utilised as a second reception room, guest room or home office depending on individual requirements.

First Floor

The first-floor landing provides access to the sitting room and dining kitchen, together with a staircase rising to the second floor.

The dining kitchen is fitted with a range of wall and base units with complementary work surfaces, tiled splashbacks and integrated appliances including a fridge freezer, dishwasher, electric fan-assisted oven and grill, four-ring gas hob and extractor hood. Dual-aspect windows to the front and side elevations provide excellent natural light.

The sitting room is a bright and comfortable dual-aspect reception room with windows to the side and rear elevations, creating a light and airy living space throughout the day. An electric fireplace forms the focal point of the room.

Second Floor

The second-floor landing gives access to the remaining bedrooms, family bathroom and airing cupboard housing the hot water tank.

The principal bedroom is a spacious double room benefiting from useful built-in wardrobes and access into the ensuite shower room. The ensuite is fitted with a pedestal wash hand basin with chrome mixer tap, low level WC and shower enclosure with chrome mains shower, together with an extractor fan, shaver light and chrome ladder style heated towel rail.

Bedroom two is a well-proportioned double room, whilst bedroom three is a single room, ideal for use as a nursery, dressing room or study. Both rooms benefit from additional secondary glazing.

The family bathroom is fitted with tiled flooring, wash hand basin with chrome mixer tap and vanity unit beneath, low level WC and bath with chrome mixer tap and shower attachment. There is also a chrome ladder style heated towel rail, extractor fan and shaver point.

Outside

Externally, the property benefits from a tarmac driveway providing off-street parking and leading to the integral garage, having an up and over door, 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

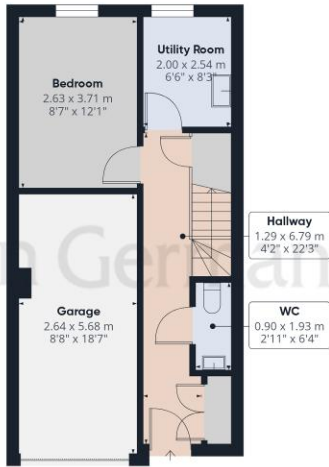
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
127 m²
1368 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk

Agents' Notes

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