Greenway

Ashbourne, DE6 1EF

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£375,000

Extended detached home in a sought-after location, offering 3 double bedrooms, 2 reception rooms, character features and a large rear garden. Well maintained with scope for modernisation and further extension (STPP), garage, parking and no upward chain.

Situated in a sought-after residential location, this property is an extended, three double bedroom detached home believed to date from around 1959, offering spacious and versatile accommodation with plenty of potential for a new owner to make it their own. The property retains a number of character features, including high ceilings, and has been well maintained and presented throughout, although it would benefit from some modernisation. Offered with no upward chain, it provides an excellent opportunity for buyers seeking a well-built family home in a convenient location close to Ashbourne town centre, local amenities, primary schools and within walking distance of QEGS.

The accommodation includes three double bedrooms, a family bathroom, kitchen, guest cloakroom and two reception rooms, providing flexible living space for both everyday family life and entertaining. Outside, the property enjoys a particularly generous garden, ideal for families, keen gardeners or those who enjoy outdoor entertaining. A single garage and off-street parking add further practicality. The size of the plot and existing accommodation offer scope for further extension, subject to the necessary planning permissions and consents. This is a rare opportunity to acquire a substantial detached property in a highly regarded location, perfectly suited to couples or families looking for a home with character, a large garden and the potential to adapt and enhance to meet their own requirements.

The property is entered via a welcoming reception hallway with staircase rising to the first floor and a useful understairs storage cupboard, currently utilised as a pantry. Doors lead to the sitting room, dining room and kitchen. The kitchen is fitted with a range of rolled-edge work surfaces incorporating a stainless steel sink with drainer and chrome mixer tap, complemented by tiled splashbacks. There are a variety of base units and drawers with space and plumbing for a washing machine and separate tumble dryer. Integrated appliances include an electric double oven and grill, four-ring electric hob and extractor hood, with matching wall-mounted cupboards providing additional storage. The room enjoys a dual aspect with windows to both sides. The tiled flooring continues into the rear lobby, which provides access to the rear garden and the guest cloakroom. The cloakroom is fitted with a wash hand basin, low-level WC, electric heated towel rail and extractor fan. The sitting room is a spacious reception room featuring an original open fireplace and bay window overlooking the front aspect. The dining room provides a second generously proportioned reception space and benefits from a gas fire.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. Bedroom one is a generous double bedroom featuring a built-in airing cupboard housing the hot water cylinder, together with useful linen shelving. The room enjoys elevated views across the rear garden, Ashbourne and the surrounding countryside. Bedroom two is a spacious double bedroom with the benefit of built-in wardrobes. Bedroom three is a further double bedroom with dual aspect windows to the side and rear, both enjoying elevated views across Ashbourne and the surrounding countryside. A loft hatch with pull-down ladder provides access to the partially boarded loft space. Buyers may note that a number of neighbouring properties have converted similar loft areas to create additional accommodation, subject to the necessary permissions and building regulation approvals.

Externally, the property is approached via a tarmac driveway providing off-street parking and leading to the attached single garage. The garage benefits from power, lighting and an up-and-over door, and also houses the gas boiler together with the gas and electricity meters. A particular feature of the property is the substantial rear garden, which is rare for a property in this location. The garden is beautifully maintained and predominantly laid to lawn, complemented by a patio seating area, mature herbaceous and flowering borders, a vegetable and flower growing area, two timber sheds and a summer house. The generous outdoor space offers excellent opportunities for families, gardening enthusiasts and those who enjoy entertaining.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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: FTTP - 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
Our Ref: JGA/09062026
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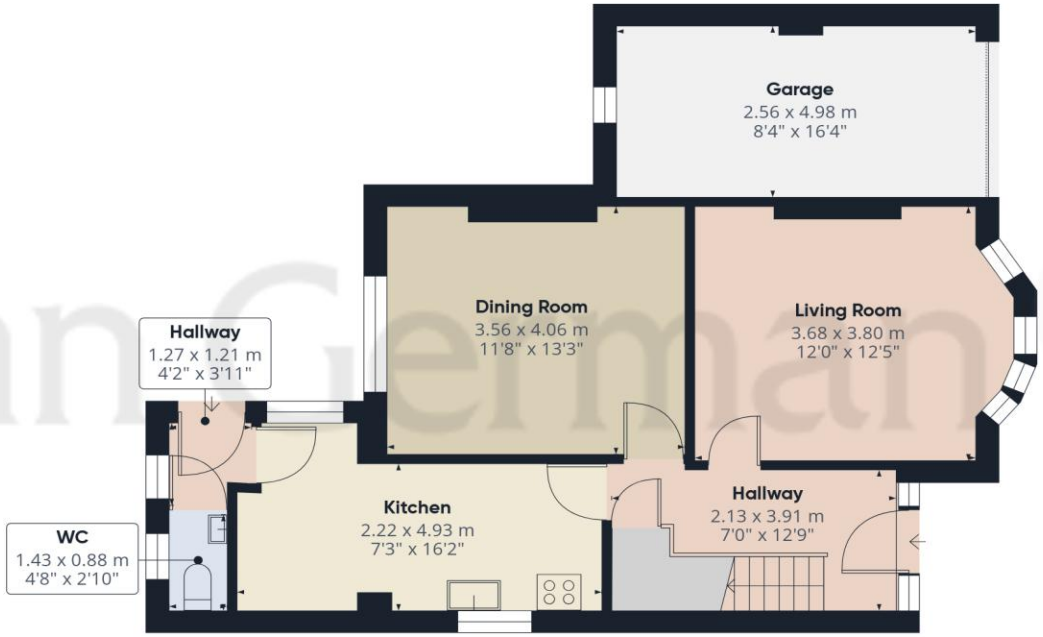
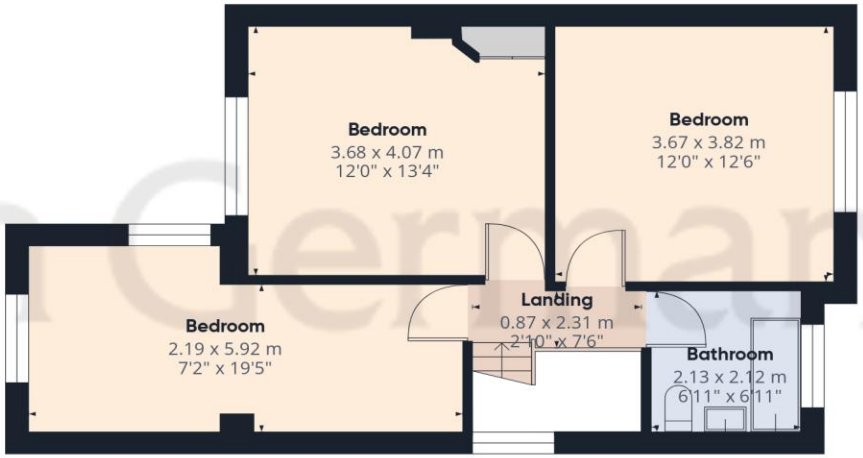


Ground Floor



Floor 1

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Approximate total area(1)

116.2 m²

1250 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.

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Agents' Notes

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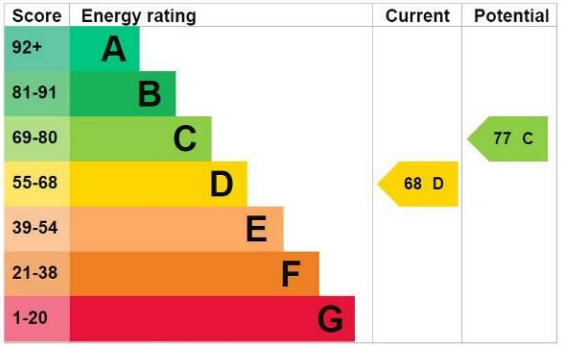

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