



Bluebell Close

Ashbourne



**5 Bluebell Close
Ashbourne
Derbyshire
DE6 1TU**



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Occupying a lovely cul-de-sac location stands this delightful modern three bedroom semi detached property situated on the outskirts of town on a much sought after new build development.

Unusually for a property of this type it enjoys an enviable position with views beyond rooftops to the rear and open outlook over the communal green space to the front.

**Asking Price:
£274,000**



Ashbourne Office - 01335 342201



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Ground Floor

Upon entry through the double glazed door, you are welcomed by the spacious **Entrance Hall**, providing internal access to the kitchen diner, living room, downstairs WC and stairs leading to the first floor. Additionally there is under stair cupboards with shoe shelving along with built in utility cupboard containing plumbing for a washing machine.

The open plan **Kitchen Diner** offers a fitted kitchen with an extensive range of wall cupboards and base units with granite work surface over. There is integrated fridge freezer, dishwasher, gas hob with extractor fan over, electric double oven and inset one and a half sink. There is a double glazed window to the front overlooking the communal green area and laminate flooring throughout.

The **Cloakroom** contains a low flush WC, corner wall mounted wash hand basin with tiled splashback, wall mounted mirrors and an obscure double glazed window to the front.

The **Lounge**, accessed from the entrance hall provides a spacious living area with double glazed French doors that open into the rear garden and enhance the light and airy feel.



First Floor

The carpeted staircase rises from the entrance hall to the landing which provides a storage cupboard where the boiler is wall mounted and access to the first floor rooms.

The large modern **Family Bathroom** is equipped with a three piece bathroom suite: panelled bath with mixer taps and shower attachment with shower screen, low level WC and wall mounted wash hand basin. The walls are tiled throughout, heated towel rail and obscured double glazed window to the front.

The **Master Bedroom** benefits from being fully carpeted and has double glazed window to the rear with rooftop views over and countryside beyond. There is a fitted ceiling to floor double and single wardrobe and **En-suite Shower Room** with low level WC, wall mounted hand wash basin and integrated shower cubicle it is tiled throughout.

Bedroom Two is a double bedroom with double glazed double window to the front overlooking the communal green area and built in floor to ceiling double wardrobe. **Bedroom Three** is at the rear of the property and is a single bedroom with double glazed window facing the rear.



Externally

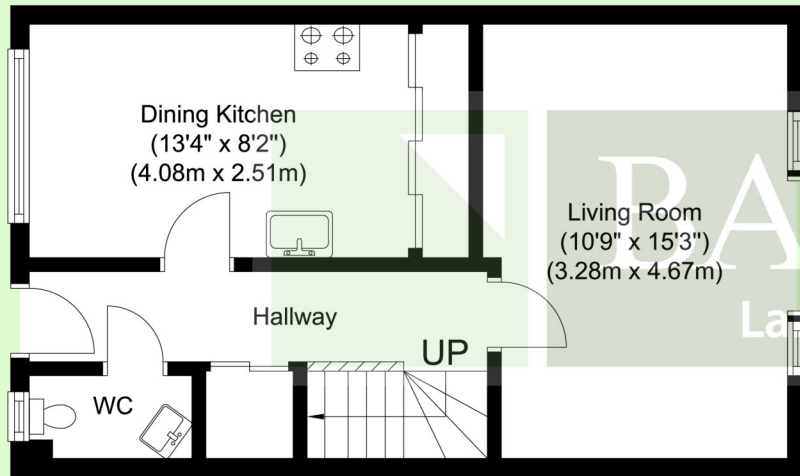
Externally the property provides off road parking for two vehicles to the front and an electric car charging point enjoying a pleasant outlook onto the communal green space.

To the side of the building there is a paved garden path and pedestrian gate providing access to the rear garden.

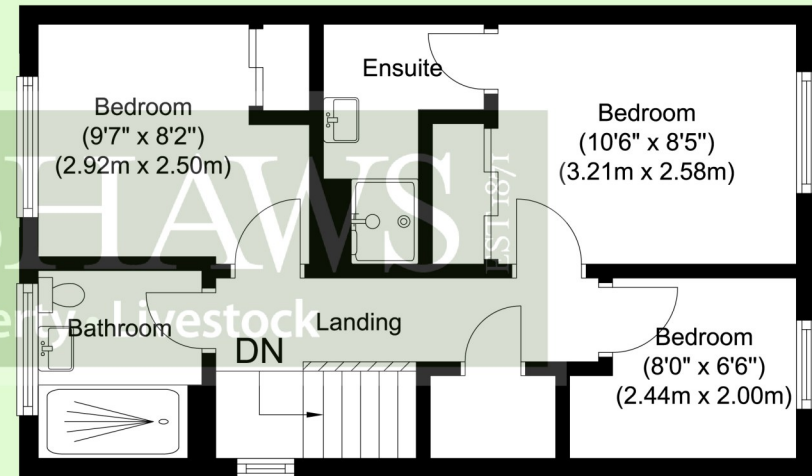
To the rear is a patio seating area outside of the double French doors and grass area with a timber shed at the bottom providing additional storage area. The garden is enclosed by fencing.



Ground Floor



First Floor



5 Bluebell Close Ashbourne

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

The property benefits from mains electricity, water and drainage. Gas central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority:

Derbyshire Dales District Council— 01629 761100

Directions:

What3words:///alienated.convinces.pancakes

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – C

EPC – B

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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