



Church Walk, Parwich Ashbourne DE6 1QA

welcome to

Church Walk, Parwich Ashbourne

A charming and well-appointed two-bedroom semi-detached home located on in the heart of Parwich. Offering exceptional views, modern finishes, and a delightful garden perfect for outdoor living, this property is a true Peak District gem-ideal for those seeking rural peace with style and practicality.



Entrance Hall

Entering through the front door, you're greeted by a bright and spacious entrance hall, featuring carpeted flooring and a radiator to the left-hand side. The staircase, also carpeted, rises gracefully to the first floor, setting a homely tone from the outset.

Lounge

13' Max x 12' 6" Max (3.96m Max x 3.81m Max)

Stepping into the living room this is a space full of warmth and rustic charm. A large window to the front fills the room with natural light, while a beautifully exposed brick fireplace takes centre stage, housing an multi fuel eco-boiler stove heating feature that combines sustainability with the cosy ambiance of a traditional fire. Laminate flooring runs underfoot, adding a sleek finish to this comfortable living space.

Kitchen/Dining Room

14' 5" x 9' 3" (4.39m x 2.82m)

Into the kitchen, you'll find a beautifully modern and thoughtfully designed area. The quartz worktops add a touch of luxury, complemented by high and low cupboard space that includes integrated storage solutions such as a wine rack. Neff double electric oven, four-ring induction hob, Built-in microwave oven and grill. Integrated fridge-freezer offering everything needed for culinary convenience, while the stylish inset sink sits beneath a window overlooking the rear garden. Tucked away discreetly to the side of the fridge-freezer is a walk-in pantry, a hidden gem providing additional storage and keeping the kitchen clutter-free, making it both a practical and desirable feature.

Conservatory

10' 10" x 10' 4" (3.30m x 3.15m)

From the kitchen, the property opens out into a well-proportioned conservatory. This space provides flexible living or dining options and serves as a natural extension of the home. Constructed with UPVC framing and a solid brick base, the conservatory is equipped with underfloor heating, tiled flooring, a radiator and benefits from side

access ideal for guests or those who prefer alternative entry points. From here, you can also access the rear garden or the downstairs cloakroom.

Cloakroom

The cloakroom is neatly finished, featuring a WC, hand basin with chrome taps, splashback tiling, spot lighting, and a small front-facing window.

Landing

The landing is carpeted and features a side-facing window that brightens the upper level.

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Upstairs, the master bedroom is situated at the front of the property and enjoys breathtaking rural views over the village and surrounding countryside. Carpeted throughout, the room also offers a handy recessed space-perfect for freestanding storage or wardrobes-alongside a radiator for comfort.

Bedroom Two

9' 7" x 8' 8" Plus recess (2.92m x 2.64m Plus recess)

The second bedroom overlooks the rear garden and continues the home's tasteful presentation with carpeted flooring and a radiator. An airing cupboard in this room houses the water tank and offers useful linen storage.

Bathroom

The family bathroom is well-appointed with a modern finish. A P-shaped bath with overhead shower is complemented by fully tiled walls, spot lighting, and a chrome towel radiator. There's also a contemporary sink with mixer tap, WC, and a side-facing window for ventilation and natural light.

Loft Space

15' 6" Max x 12' 7" (4.72m Max x 3.84m)

Loft access is available via a wooden pull-down ladder, and the loft space itself is a real bonus, complete with power and lighting-ideal for storage or potential use as a hobby room or loft room. The loft room is fully boarded and features insulation to

both the floor and ceiling. With ample space and natural light, it presents a fantastic opportunity for conversion into a third bedroom, subject to the necessary planning permissions.

Exterior/Gardens

The exterior of the property is just as impressive. A long tarmac driveway provides ample parking for multiple vehicles, while the well-kept front lawn and a block-paved patio area offer space to relax and admire the scenic views of the surrounding area. Mature shrubs line the boundary, with fencing to the left for privacy and definition. The property enjoys dual access via the front door or through the conservatory side entrance, enhancing convenience.

Agent's Notes

Please be aware that this property is subject to a local occupancy clause. To be eligible to purchase, prospective buyers must have lived or worked within the Derbyshire and the Peak District National Park area within the last three years. Proof of residency or employment will be required as part of the qualification process.

Property has Private right of way, shared driveway.



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Church Walk, Parwich Ashbourne

- Master bedroom with outstanding rural views
- Generous driveway with parking for multiple vehicles
- Loft space with pull-down ladder
- Conservatory
- Countryside views

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106861 - 0004

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