

Oak Crescent

Ashbourne, DE6 1HR



Well-presented three bed semi in quiet Ashbourne cul-de-sac. Features sitting room, dining kitchen, conservatory, garage with study area, and low-maintenance garden. No upward chain. Walking distance to schools and shops, with easy A52 access. Ideal for first-time buyers or downsizers.

£240,000

John German 

Situated in a quiet cul-de-sac within a popular residential area of Ashbourne, this property is a well-maintained three bedroom semi-detached home offered for sale with no upward chain. The property features a comfortable sitting room, a dining kitchen with space for a table and chairs, and a conservatory that provides additional living space. Upstairs there are three bedrooms and a bathroom. The layout is practical and suited to a range of buyers including first-time purchasers, young families, or those looking to downsize from larger properties.

Outside, the rear garden is well presented and low-maintenance. A driveway provides off-street parking and leads to a single garage which includes a useful study area to the rear-ideal for home working or storage. The property is within walking distance of local schools, parks, shops and regular bus routes, and offers swift access onto the A52 for commuting to nearby towns and cities.

Entering through the uPVC door into the reception hallway, there is a staircase to the first floor and door into the sitting room.

Moving into the sitting room, there is wooden fireplace with marble surround and hearth with inset coal effect gas fire, forming the focal point of the room, with useful understairs storage cupboard. There is a door into the dining kitchen.

The dining kitchen has space for tables and chairs and uPVC French doors into the conservatory. The kitchen has rolled edge preparation surfaces with a stainless steel sink with chrome mixer tap with tile splashback surround. There are a range of cupboards and drawers beneath with an integrated double electric oven and grill with four ring gas hob and extractor fan. There is appliance space and plumbing for a dishwasher, and freestanding space for a fridge freezer.

The conservatory adds additional space to relax with uPVC French doors onto the rear garden and a door into the study. A partition has been added to the rear of the garage to create this versatile space, currently used as a bedroom, but could also be a study, studio or playroom.

Moving onto the first floor landing, there are doors off to the bedrooms, bathrooms, storage cupboard and a loft hatch. The principal bedroom is a spacious double, whilst bedroom two is also a double, bedroom three is a good size single. The bathroom has a white suite, comprising pedestal wash hand basin, low level WC, bath chrome mains shower and glass shower screen and chrome ladder style heated towel rail.

Outside to the front, the property benefits from a driveway providing off-street parking for multiple vehicles, leading to a single garage with up-and-over door, power, lighting, and appliance space with plumbing for a washing machine and other white goods. The rear garden is well presented, featuring a patio seating area, a plum slate border, and a lawn enclosed by timber fencing.

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

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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