St. Oswalds Crescent

Ashbourne, DE6 1FS

Offered with no upward chain, this three-bedroom semi-detached home features a lounge/diner, breakfast kitchen, modern bathroom, Fibre broadband and a double driveway. Located close to Ashbourne town centre, schools, amenities and parks, with front and rear gardens.

£220,000

John German

Offered for sale with no upward chain, this three-bedroom semi-detached property occupies a popular residential location within easy reach of Ashbourne town centre, local amenities, schools and nearby parks. The property is well suited to first-time buyers looking to step onto the property ladder, as well as those seeking to downsize from a larger home while retaining practical living space and outdoor areas.

The accommodation includes a lounge/diner providing a comfortable living and dining area, together with a breakfast kitchen offering ample space for everyday use. Upstairs, there are three bedrooms and a modern bathroom fitted with contemporary fixtures and fittings. Fibre-to-the-property broadband is available, making the home well suited to those who work from home or require reliable high-speed internet connectivity.

Externally, the property benefits from a double driveway providing off-street parking for two vehicles. The front and rear gardens are mainly laid to lawn, offering manageable outdoor space suitable for families, pets or general enjoyment. Combining a convenient location, practical accommodation and no onward chain, this is a property that will appeal to a wide range of buyers.

A composite entrance door opens into the reception hallway, which provides access to the breakfast kitchen, lounge/diner and guest cloakroom. Stairs to the first floor, with a useful understairs storage cupboard.

The guest cloakroom is fitted with a wash hand basin and low-level WC, together with an electric extractor fan.

The breakfast kitchen is fitted with rolled-edge work surfaces incorporating a 1½ bowl stainless steel sink with drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of base units and drawers, together with appliance space for white goods. Integrated appliances include an electric oven and grill with a four-ring gas hob and extractor hood above. Matching wall-mounted cupboards provide additional storage.

The lounge/diner is a well-proportioned reception room, with an electric fireplace forming the focal point of the room. uPVC sliding patio doors provide access to the rear garden.

The first-floor landing gives access to all three bedrooms and the family bathroom. There is also a loft hatch and a useful storage cupboard housing the Ideal combination boiler.

Bedroom one is a double bedroom positioned to the front of the property. Bedroom two is a further double bedroom overlooking the rear garden. Bedroom three is a good-sized single bedroom, ideal as a child's room, home office or guest room.

The bathroom is fitted with a modern suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and bath with chrome mixer tap, shower attachment and glazed shower screen. An electric extractor fan is also fitted.

To the rear, the garden is mainly laid to lawn and includes a patio seating area, creating a practical outdoor space for everyday use and entertaining. A gate provides access to the double driveway, which offers off-street parking for two vehicles.

To the front of the property, there is a lawned garden enclosed by timber fencing.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard
Parking: Off street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09062026

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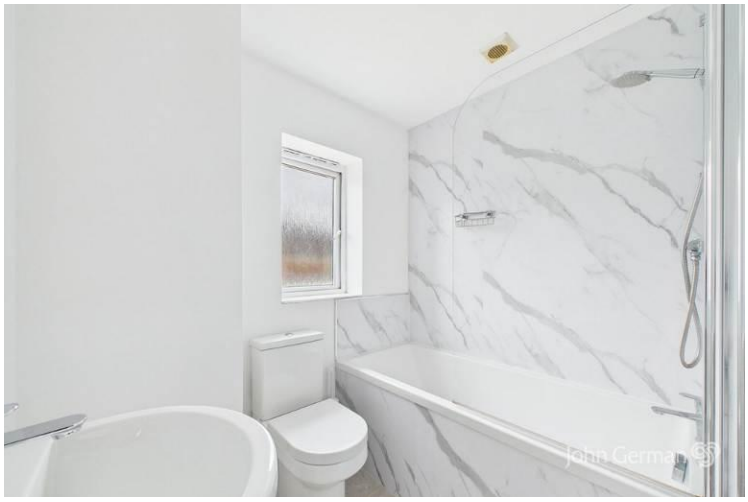

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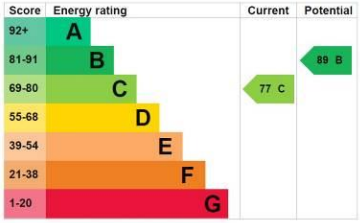

Agents' Notes

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