Cedar Close

Ashbourne, DE6 1FJ

John German

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£290,000

Immaculately presented, modern and extended three bedroom semi-detached property, with a modern interior, situated in a quiet cul-de-sac location in Ashbourne.

Situated in the quiet cul-de-sac of Cedar Close, Ashbourne, this immaculately presented and well-maintained three-bedroom semi-detached home presents an excellent opportunity for a variety of buyers. Extended and renovated by the current owners, the property is sold with the benefit of gas fired central heating, uPVC double glazing throughout, solid wooden doors throughout and a modern interior that is tastefully finished, making this a home where you can simply move in and enjoy.

Conveniently located within walking distance to local amenities, schools, and bus routes, this home also offers easy access to the A52 for those needing to commute. Whether you're a first-time buyer, a professional couple, or looking to downsize from a larger property, this property offers a comfortable and practical living space in a popular location.

The composite front door opens into the reception hallway with a staircase to first floor and a door into the sitting room. The sitting room is bright and has a media wall with a log effect electric fire, forming the focal point of the room.

Stepping into the stunning open-plan living, dining kitchen area, you'll find a beautifully designed kitchen that features sleek quartz countertops, complete with an inset composite sink and matching upstands. The kitchen is well-equipped with a range of base units offering ample storage, including integrated appliances such as a fridge freezer, dishwasher, and a Neff electric fan-assisted oven paired with a microwave and warming drawer. Additional wall-mounted cupboards provide further storage, complementing the modern kitchen. There is a Neff four-ring induction hob with extractor fan, as well as a breakfast island, which also boasts quartz surfaces, additional cupboards and a comfortable seating area. The space benefits from a useful understairs storage cupboard, while bi-folding doors seamlessly blend the interior to the rear garden, perfect for indoor-outdoor living. A door opens into an inner lobby area, which in turn has doors off to the utility room and integral garage.

Entering the utility room, you'll find practical rolled-edge countertops with dedicated spaces for both a washing machine, a separate tumble dryer and cupboards providing additional storage. A wash hand basin with a chrome mixer tap sits above a vanity base cupboard, complemented by a tiled splashback. The utility room is further equipped with a low-level WC, a heated towel rail, and an electric extractor fan.

On the first floor landing, there are doors off to the three bedrooms. The first and second bedrooms are both good sized doubles, with the third being a good sized single. There are also doors off to a useful storage cupboard, loft hatch access and the bathroom.

The bathroom is fitted with a white suite, including a wash hand basin with a chrome mixer tap and a vanity drawer underneath for storage. It also features a low-level WC and a bath with a chrome mixer tap and mains-powered rainfall shower, as well as a ladder-style heated towel rail.

Outside, the front of the property features a tarmac driveway providing off-street parking for two cars, leading to the integral garage which is equipped with power, lighting, and an electric roll-top door. The rear garden offers a comfortable outdoor space with a patio seating area, enhanced by inset LED lighting, and a well-maintained lawn surrounded by raised timber planting borders.

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: TBC - 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
www.derbyshiredales.gov.uk
Our Ref: JGA/26092024

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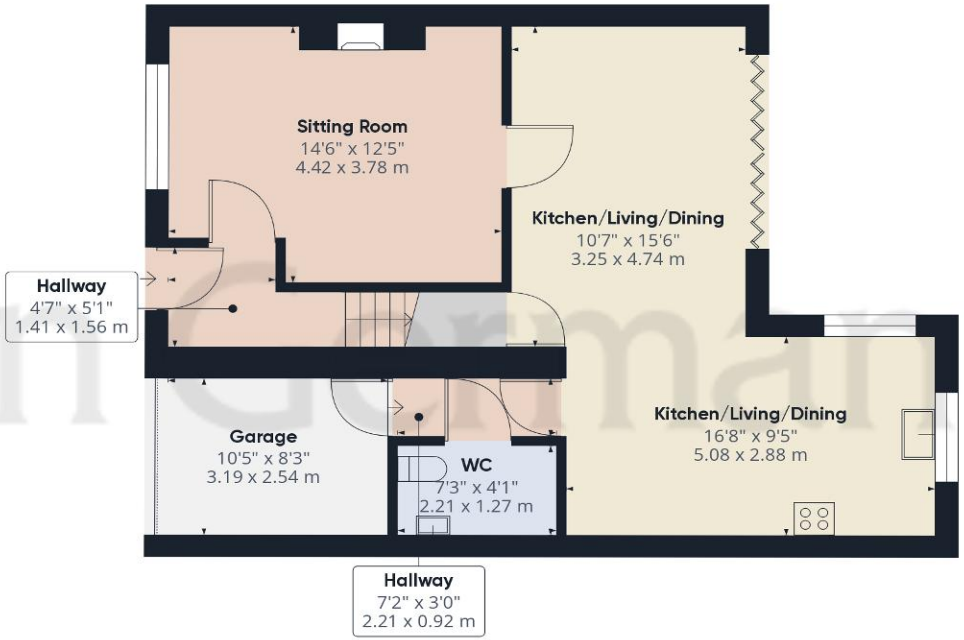
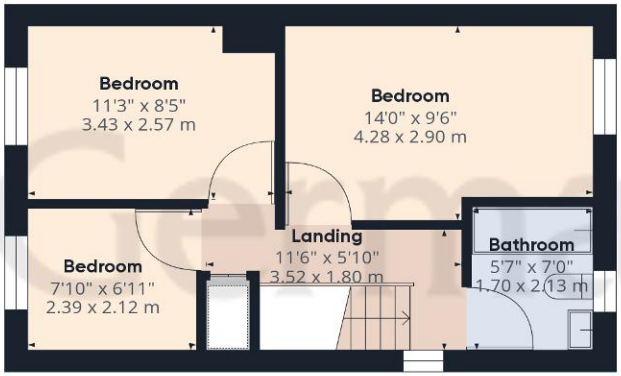


Ground Floor



Floor 1

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Approximate total area[1]

1037.96 ft²

96.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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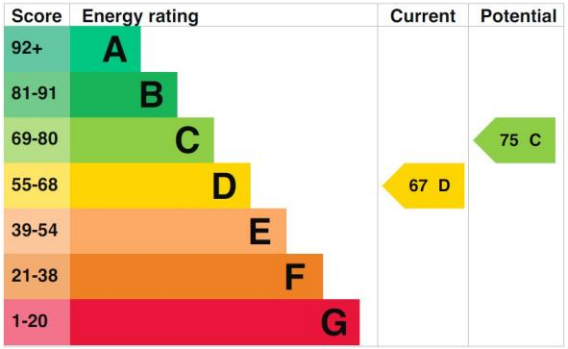
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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