Lambourne Avenue

Ashbourne, DE6 1BP

John German

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£350,000

Extended three-bedroom detached house on a generous cul-de-sac plot, with three double bedrooms, flexible living space, a large garden, integral garage and driveway parking. Walking distance to amenities and offered with no upward chain.

An extended three-bedroom detached house, occupying a generous plot within a popular cul-de-sac in Ashbourne. The property is within walking distance of local amenities, parks, bus stops and schools, while also providing swift access to the A52. Offered with no upward chain, it presents a practical opportunity for a couple or family looking for spacious accommodation in a well-established location.

The accommodation includes three double bedrooms, a family bathroom, a dining kitchen and a large open-plan sitting and dining room. Its flexible layout could be reconfigured to suit individual requirements, while the size of the plot also offers potential for further extension, subject to the necessary planning permissions. Outside, the property benefits from a large garden, an integral garage and a driveway providing off-street parking.

A composite entrance door opens into the reception hallway, with a staircase to the first floor and doors leading to the sitting room and dining kitchen. The dining kitchen is fitted with a range of wall and base units, complemented by wooden preparation surfaces and tiled splashbacks. There is an inset stainless steel sink with drainer and chrome mixer tap, together with an integrated Neff electric oven and grill, a four-ring induction hob and extractor. Further appliance space and plumbing are provided for a washing machine, dishwasher, fridge and separate freezer. A composite door gives access to the side of the property, while uPVC windows to the side and rear provide a dual aspect. A serving hatch connects the kitchen with the adjoining dining area.
The open-plan sitting and dining room is a large and versatile reception space, naturally divided into separate sitting and dining areas. uPVC windows to the front and rear provide a dual aspect, while a marble fireplace houses a coal-effect gas fire. Decorative ceiling roses add further character.

The first-floor landing provides access to all three bedrooms and the family bathroom. There are two useful storage cupboards, one of which houses the water tank and header tank, together with loft hatch access.
Bedroom one is a large double room with a rear-facing window overlooking the garden. Useful eaves storage is available on both sides of the room.
Bedroom two is a spacious double room with a front-facing window and a large eaves storage cupboard.
Bedroom three is a further double room with generous eaves storage. The boiler is also housed within this room.
The family bathroom is fully tiled and fitted with a white suite comprising a wall-mounted wash hand basin with chrome mixer tap, a low-level WC and a bath with chrome taps and an electric shower above.

To the front, a large block-paved driveway provides off-street parking and access to the integral garage, which has power, lighting and an up-and-over door. A lawned area is bordered by mature shrubs and established planting. The driveway continues along the side of the house, providing additional parking for several vehicles.
To the rear, the block-paved driveway leads to a hardstanding area and a large timber workshop with power and lighting, suitable for hobbies, storage or use as a home workspace. The substantial garden is mainly laid to lawn, with mature planted and flowering borders, two paved seating areas, a greenhouse and a separate timber shed. An outside tap is also provided.

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**: Off-street parking **Electricity supply**: Mains
Water supply: Mains **Sewerage**: Mains **Heating**: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTC - 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06082026

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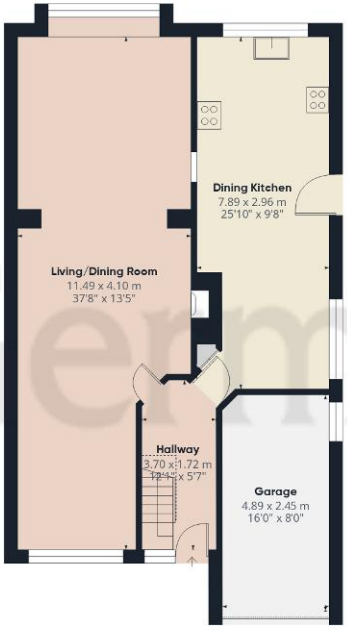
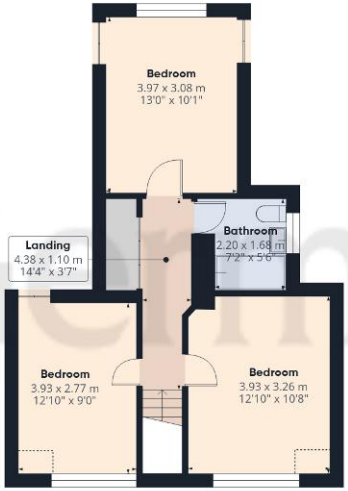


Ground Floor



Floor 1

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Approximate total area(1)

130.1 m²

1400 ft²

Reduced headroom

1.8 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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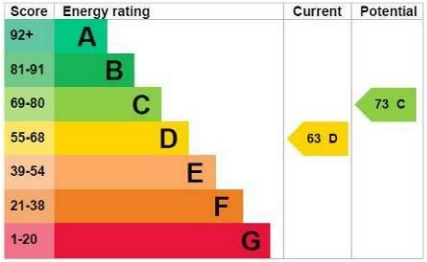

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