Cavendish Drive

Ashbourne, DE6 1SR







An immaculately presented three-bedroom modern mid-terrace home, featuring a lounge/diner, spacious southerly facing rear garden and off-street parking. Ideally situated close to local amenities, parks and schools, with convenient access to the A52.

£260,000

John German

An immaculately presented three-bedroom modern mid-terrace home, offering well-maintained accommodation that is ideally suited to first-time buyers. The property is presented to an excellent standard throughout, with accommodation comprising a comfortable lounge/diner, fitted kitchen, guest cloakroom, three bedrooms and a family bathroom.

Outside, the property benefits from a spacious, southerly facing rear garden, providing plenty of room for outdoor seating and entertaining, together with the convenience of off-street parking.

The property is conveniently situated within walking distance of local amenities, with nearby parks and schools adding to its appeal. The location also provides easy access to the A52, making it well placed for those commuting or travelling further afield.

A composite entrance door opens into the spacious reception hallway, featuring solid wood flooring and a staircase to the first floor with an oak balustrade and useful understairs storage cupboard with decorative panelling. Doors lead off to the kitchen, guest cloakroom and lounge/diner.

The kitchen is fitted with a range of cupboards and drawers beneath wooden preparation surfaces, incorporating an inset stainless steel sink with adjacent drainer, chrome mixer tap and tiled splashback surround. Integrated appliances include an electric oven and grill, together with an induction hob and extractor fan. There is also space and plumbing for a washing machine, freestanding space for a fridge freezer and complementary wall-mounted cupboards. The room is finished with tiled flooring.

The generously sized guest cloakroom is fitted with a pedestal wash hand basin and low-level WC. Its proportions may offer scope for conversion into a ground floor shower room, subject to the necessary checks and approvals.

Moving through to the spacious lounge/diner, the solid wood flooring continues from the hallway. A full-length media wall forms the focal point of the room, incorporating a recessed space for a television, shelving, an electric fire and useful cupboard storage. uPVC French doors open directly onto the rear garden.

The first floor landing features decorative wood panelling continuing alongside the staircase, together with loft hatch access to a partially boarded loft and doors leading to the three bedrooms and family bathroom.

The principal bedroom is a spacious double room, featuring decorative wood panelling and useful built-in wardrobes. Bedroom two is also a generously sized double, whilst bedroom three is a versatile single room, currently utilised as a dressing room but equally suitable for use as a home office or study.

The family bathroom is fitted with a wash hand basin with chrome mixer tap and vanity unit beneath, incorporating cupboards and drawers. There is also a bath with chrome mixer tap and mains-fed rainfall shower, together with a low-level WC.

Outside, the property benefits from a spacious southerly facing rear garden, arranged to include a patio seating area ideal for outdoor dining and entertaining, alongside an artificial lawn. A further patio area and raised planting space can be found towards the bottom of the garden, together with a timber shed.

To the front of the property, a double driveway provides off-street parking.

Tenure: The sellers advise that they completed the purchase of the remaining 50% share of the property in May 2026, bringing their ownership to 100%. Supporting correspondence has been provided, although confirmation of the updated legal tenure and Land Registry position remains outstanding.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Estate Charges: As is common with modern developments, there may be annual estate management or communal green space charges payable. This is currently being clarified, and prospective purchasers should contact the selling agent for further information.

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/17112026
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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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AWAITING EPC MEDIA

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
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.