

Premier Avenue

Ashbourne, DE6 1LH

John German





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£365,000

NO UPWARD CHAIN

Well-proportioned four-bedroom detached home in a sought-after Ashbourne development. Includes an en-suite to master, two reception rooms, conservatory, kitchen, utility, an integral garage and a private rear garden, within walking distance to schools and amenities.

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Located on a highly sought-after development in Ashbourne, 6 Premier Avenue is a well-proportioned four-bedroom detached home offering practical and comfortable living space, ideal for a growing family or a couple looking to downsize from a larger property. Offered with no upward chain, this is a practical and appealing option for buyers seeking a detached home in one of Ashbourne's most desirable residential areas.

A composite entrance door opens into a welcoming reception hallway with access to the sitting room, kitchen and a staircase to the first floor. The sitting room features a uPVC bay window to the front allowing for plenty of natural light, and a marble fireplace with matching hearth and inset electric fire forming an attractive focal point. Folding doors open into the dining room, offering the option of open-plan or separate living space depending on preference. The dining room is a generously sized reception area, leading directly into the conservatory, which is fitted with uPVC windows and French doors overlooking the rear garden. This layout provides a bright and versatile space suitable for both dining and everyday living. The kitchen is fitted with rolled-edge work surfaces and an inset composite 1½ sink with drainer and chrome mixer tap, set against tiled splashbacks. There is a range of base units with appliance space and plumbing for a dishwasher and washing machine, as well as space for a freestanding fridge and freezer. An electric oven, four-ring hob with extractor, and complementary wall-mounted cupboards complete the kitchen. A rear door provides access to the garden, with an additional internal door leading to the guest cloakroom that is fitted with a wash hand basin and a low-level WC.

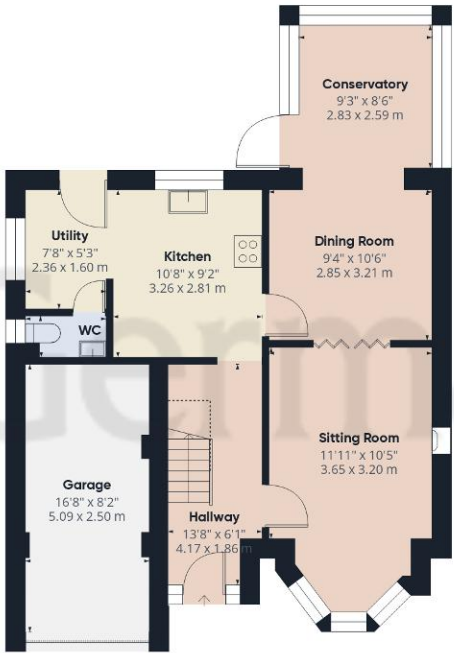
On the first floor, the landing provides access to all bedrooms, the family bathroom, and a loft hatch. The principal bedroom includes built-in wardrobes, drawers, and a fitted dressing table, along with an airing cupboard housing the hot water tank. A door leads to the ensuite, which is fitted with a vanity unit with wash hand basin and chrome mixer tap, low-level WC, and a double shower unit with a mains-fed chrome shower. Additional features include a chrome ladder-style heated towel rail and extractor fan. Bedroom two is a well-proportioned double, currently used as a spacious home office with views over the rear garden. Bedroom three is also a double, while bedroom four is a single room with useful built-in wardrobes and drawers. The family bathroom is fitted with a pedestal wash hand basin, low-level WC, and a bath with mixer tap and handheld shower attachment, along with an electric extractor fan.

Outside, the rear garden features a paved patio seating area leading to a lawn with mature herbaceous and flowering borders, offering a private and well-maintained outdoor space. To the front, a tarmac driveway provides off-street parking alongside a gravelled garden area. The property also benefits from an integral garage with up-and-over door, power, and lighting, as well as an electric car charging point.

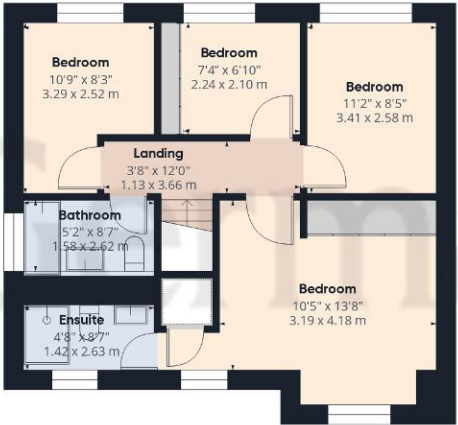
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** 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/16092025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1268 ft²
117.6 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

Compton House, Shawcroft,
Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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