

Auction Close

Ashbourne, Derbyshire, DE6 1GQ



This lovely property has got to be the perfect town centre bolt hole, off the beaten track but within walking distance of the market square and talk about a room with a view, over rooftops and stunning countryside you'll be entranced for hours.

£265,000

John German 

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor and courtesy door to the garage.

Leading off the hallway is the ground floor WC, which is fitted with a two-piece suite. Together with a separate, very useful utility room fitted with a matching range of base and eye level units leaving space for appliances, roll edge worksurfaces with inset stainless steel sink unit and rear entrance door to the garden.

Bedroom three is also featured on the ground floor with French doors opening out onto the garden, creating a great multi-purpose space, ideal for anyone looking for a home office or hobby room as it is currently used.

On the first floor set off the landing with a second flight of stairs rising to the second floor, is the main open plan living space with a lovely double aspect and Juliet balconies to both the front and rear elevations, affording stunning far-reaching views. This spacious area is ideal for family get togethers or just a cosy evening at home with plenty of room for an arrangement of sofas and a large dining space.

The kitchen is set off to the side, also open plan and fitted with a matching range of base and eye level units with roll edge worksurfaces, an inset stainless steel sink unit, eye-level oven and four ring gas hob with extractor over, plus space for a dishwasher and fridge.

On the second floor sits the master bedroom with a fabulous view over the rooftops and countryside surrounding Ashbourne, a fabulous range of bespoke fitted wardrobes and drawers, in addition to a refitted ensuite shower room with concealed flush WC, washbasin set on vanity wash stand and a double shower enclosure.

Bedroom two is also double in size with a matching range of bespoke wardrobes and drawers providing maximum storage.

Finally, the luxury refitted bathroom with a modern suite comprises washbasin in floating vanity unit with storage draws beneath, concealed cistern WC, panelled bath and separate shower enclosure.

Outside, no expense has been spared in landscaping this lovely corner plot set into the hillside. The garden is now laid out over two tiers with stunning porcelain paved patio areas with raised planters for a dramatically stylish appeal, ideal for those summer parties. The porcelain tiles continue along the side of the property to provide room for a garden shed and storage area.

Gated access opens on to the front of the property which is set at the end of a shared driveway and therefore benefits from plenty of extra off-road parking. The integral garage has an up and over vehicular door and is fitted with lighting and power.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

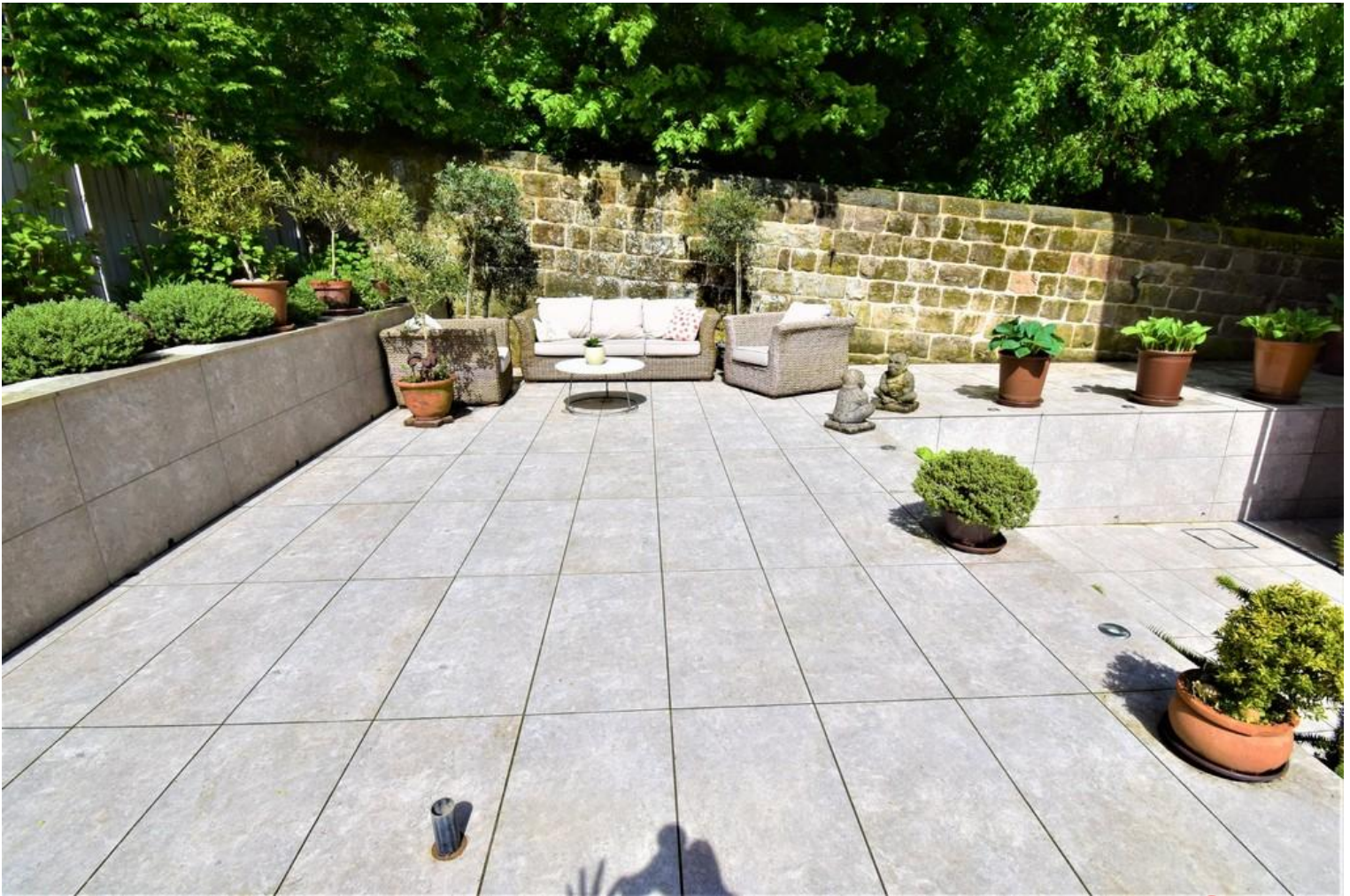
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

Our Ref: JGA/16052022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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