

Belper Road
Ashbourne, DE6 1BD



Set on the outskirts of Ashbourne with stunning far-reaching views, this two bedroom semi-detached house benefits from an open plan dining kitchen, lounge, ground floor wet room, two bedrooms and a first floor shower room. The property offers great potential to extend (subject to planning).

£230,000

John German

The property is accessed via a UPVC double glazed entrance door that opens into an entrance lobby with stairs rising to the first floor and a door to the ground floor living space.

The lounge overlooks the front elevation with countryside views, it has laminate flooring, a feature fireplace with living flame gas fire and a door to the dining kitchen.

The dining kitchen would have been two separate rooms at one time, opening the space up has made a lovely sociable living space fitted with a range of matching base and eye level units with roll edge worksurfaces, inset sink unit and tiled splashbacks. There is space for appliances and a built-in understairs pantry cupboard with the original concrete cold slab. The kitchen area has a tiled floor and a window overlooking the rear garden. The dining area has laminate flooring and provides plenty of space for a dining table and chairs.

The rear entrance lobby is open plan to the kitchen and has a tiled floor, an entrance door to the garden and a further door to the wet room, which has a fully tiled drain away shower area and is fitted with a wash hand basin, bidet, low flush WC and a chrome heated towel rail. There are windows to the side and rear.

On the first floor the bedrooms and shower room are arranged off the landing with a window to the side and access to roof space.

The shower room is fitted with a three-piece suite comprising fully tiled double shower enclosure, low flush WC and a pedestal wash hand basin. There is a chrome heated towel rail, built-in airing cupboard housing the combination boiler and a window to the rear.

Bedroom one has two windows with views over the fields to the front and an original fireplace.

Bedroom two has a window to the rear with stunning far-reaching views and an original fireplace.

Outside, the front of the property has been block paved to provide a double width driveway with plenty of off-road parking. Pedestrian access along the side of the property leads to the rear garden which is mainly laid to lawn with a block paved patio area and two timber garden sheds.

There is also the added benefit of solar panels which are owned outright by the current vendors, generating an income of approximately £400 P/A.

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

Our Ref: JGA/240622

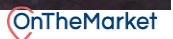
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 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

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