

St. Oswalds Crescent

Ashbourne, DE6 1FS

John German



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£210,000

Modern home built early 2000's in a SOUGHT AFTER family friendly location on the edge of the town, EASY REACH of the shops and facilities of Ashbourne town centre. Well proportioned, ideal for occupation by a growing family.

Entrance to the property is via the entrance hall with stairs rising to the first floor, doors off to the main living spaces and providing access to the ground floor WC fitted with a two piece suite comprising low flush WC and wash hand basin. The spacious breakfast kitchen overlooks the front elevation and is fitted with a comprehensive range of cream shaker style base and eye level units with glazed display units, roll edge worksurfaces extending to form a breakfast bar, tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap, tiled floor, plumbing for washing machine and space for fridge freezer, built-in electric oven and four ring gas hob with pull out extractor hood over. The main living space lies to the rear of the property with a lovely outlook over the rear garden and French doors opening out onto the rear patio. This spacious room has plenty of living and dining space with the focal point of the room being a feature fireplace with electric fire and simple surround.

On the first floor doors lead of the central landing with built-in airing cupboard and a window to the side. The bedrooms are all well proportions, perfect for a growing family or anyone working from home who needs a home office. The main family bathroom is fitted with a three piece suite in white comprising low flush WC, pedestal hand washbasin and panelled bath with shower over and glass screen, extensive tiling to splashback areas and window to the front.

Outside to the front is a tarmacked double width driveway providing ample off road parking. Gated access to the side leads to a fully enclosed rear garden which is screened from the rear by specimen trees and landscaped to provide a spacious paved patio and a raised lawn with stone retaining wall. Included in the sale is the timber garden shed.

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.derbyshiredales.gov.uk

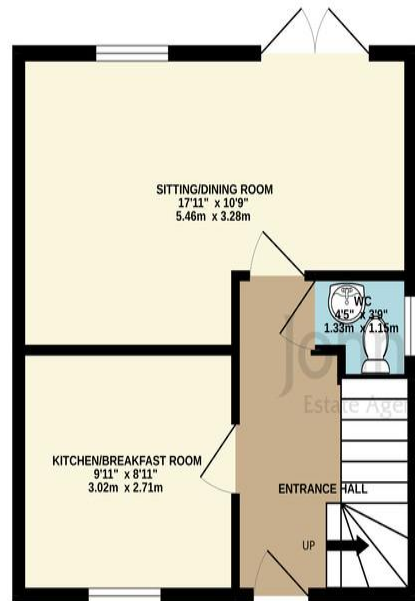
Our Ref: JGA04082022

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

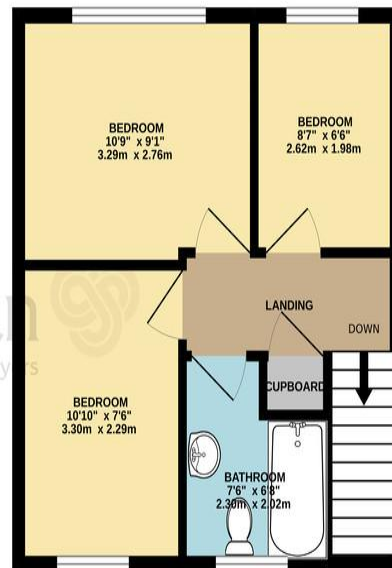




GROUND FLOOR



1ST FLOOR



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