

# Derby Road

Ashbourne, Derbyshire, DE6 1BH

John   
German







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£350,000

Tick Tick Tick! This stunning family home has it all!  
Set on a large plot with extensive parking, a good sized rear garden, spectacular living dining kitchen, generous lounge with bay window & feature fireplace, 3 double bedrooms & en suite. We could go on, needless to say you don't want to miss out!





Set on the outskirts of Ashbourne town centre with a bus stop and local convenience stores just outside whilst also within easy walking distance of a range of other conveniences including Ashbourne Hilltop primary and nursery school.

Step inside the entrance hall with stairs leading to the first floor and lovely oak flooring that extends through to the kitchen. Matching oak doors lead off to the rest of the ground floor living spaces including the ground floor WC fitted with a two piece suite plus a built-in boiler cupboard.

To the front of the property is the lounge which is a lovely sized room with a bay window overlooking the front elevation and a feature fireplace with an elegant surround and modern electric fire.

To the rear and extending across the full width of the property is the living dining kitchen that has been beautifully refitted with a range stunning dark blue shaker style base and eye level units with under unit lighting, extremely practical solid laminate work tops and a central island unit. There is an inset one and a half bowl sink unit with mixer tap, subway tile splashback and a range of integrated appliances comprising dishwasher, washing machine, tumble dryer, eye level oven and microwave and a gas hob with extractor hood over. There is plenty of space remaining for a large dining table and seating arrangement if required and plenty of natural light as well as a clear line of sight through to the conservatory and garden beyond via large window and French doors.

The large conservatory is brick built with windows on three sides and a tinted polycarbonate roof with power and lighting.

On the first floor the landing has a window overlooking the rear garden and a second set of stairs leading up to the attic bedroom. Doors leads off to bedrooms one and two as well as the family bathroom.

Bedroom one overlooks the front elevation with fitted wardrobes, a built-in storage cupboard and the luxury of its own en suite having extensive tiling, a chrome heated towel rail and a three piece suite.

Bedroom two overlooks the rear garden and also has fitted wardrobes.

The family bathroom is a really good size which is a great help if you are still having to bath your little ones as you can avoid some of the splash zone! Extensively tiled with a three piece suite comprising Jacuzzi spa bath with built in shower and glass screen, pedestal hand wash basin and low flush WC. There is a window to the front, tiled floor and chrome heated towel rail.

The second floor landing has built-in storage cupboards and access to the attic bedroom, a very large floor area some of which has restricted head height however this is not likely to trouble the kids and would still easily accommodate a double bed. There are built in storage cupboards and velux skylights.

Outside the property is set a long way back from the road with extensive parking for several vehicles - there certainly aren't any parking issues here! Gated access along the side of the property leads to the fully enclosed rear garden which has a large paved patio leading onto a good sized lawn at the end of which is a timber deck. A large timber outbuilding has a workshop sectioned off to one side with double doors and a storage shed on the other side.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

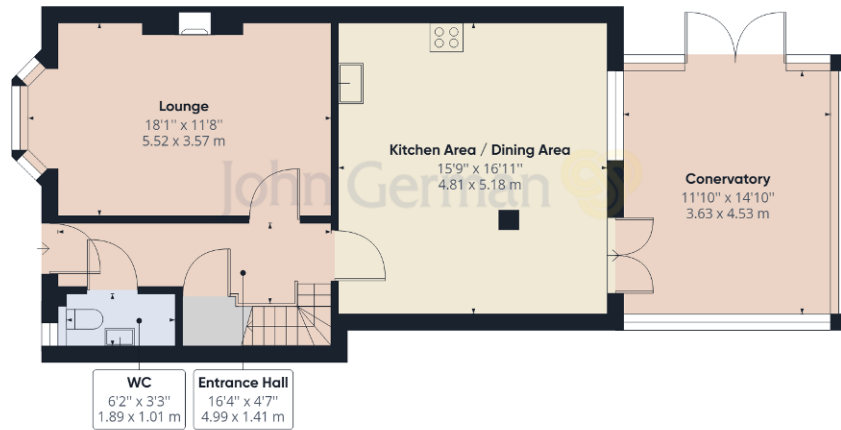
**Our Ref:** JGA/08082022

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

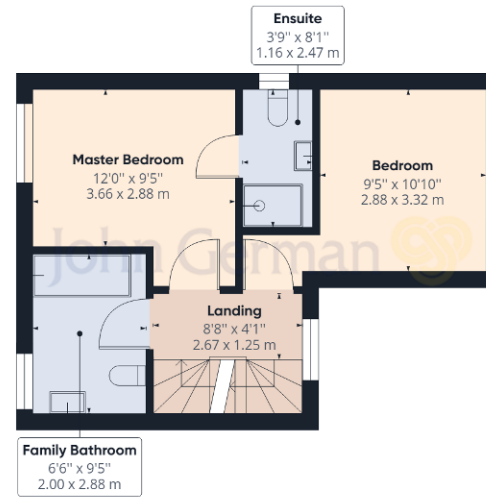




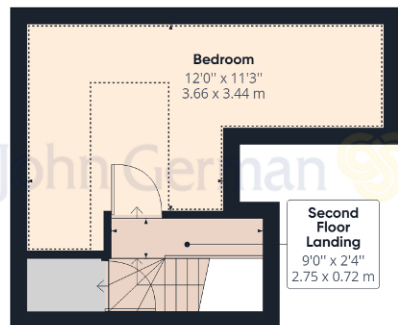




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

1441.51 ft<sup>2</sup>  
133.92 m<sup>2</sup>

**Reduced headroom**

169.37 ft<sup>2</sup>  
15.73 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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             |         | 80   C    |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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