

# The Green Road

Ashbourne, DE6 1EE



John German 



Attractively presented two bedroom end-terrace home with driveway parking, good sized garden and far-reaching views. Featuring a sitting room with log burner, fitted breakfast kitchen and two double bedrooms. Conveniently located within walking distance of the town centre. Ideal for first time buyers or downsizers.

£225,000



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An attractively presented two bedroom end-terrace home, well suited to a first time buyer, couple, or a single person looking to downsize from a larger property. The property enjoys great views and is within walking distance of the town centre, providing convenient access to local shops, amenities, and transport links. To the front, a driveway provides off-street parking.

The accommodation includes a comfortable sitting room featuring a log burner, creating a warm and practical living space. To the rear of the property there is a fitted breakfast kitchen with space for dining, offering a functional layout for everyday use. Upstairs, the property offers two well proportioned double bedrooms along with a shower room.

Outside, the property benefits from a good sized garden which provides useful outdoor space for seating, gardening, or general use. Overall, the property offers a well maintained and manageable home in a convenient location with attractive outlooks, making it a practical choice for buyers looking for their first home or for those seeking to downsize.

The accommodation is entered via a uPVC double glazed entrance door leading into the sitting room, which features laminate flooring and a fireplace recess housing a log burner set on a raised tiled hearth. An inner hallway leads from the sitting room with stairs to the first floor and access through to the fitted breakfast kitchen at the rear of the property. The kitchen is fitted with a range of base and wall units with wood effect work surfaces incorporating a stainless steel 1 ½ sink with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, an inset halogen hob with extractor hood above, and a built-in electric fan oven. A window to the rear overlooks the garden and takes advantage of the attractive views beyond.

To the first floor, a split-level landing leads to two well proportioned double bedrooms, with the rear bedroom enjoying views across Ashbourne and the surrounding countryside. These rooms are served by a modern shower room fitted with an enclosed shower with glazed screen, pedestal wash hand basin and WC, complemented by fully tiled walls, a chrome heated towel rail and extractor fan.

Outside, the property has a broad tarmac driveway to the front providing off-street parking for two vehicles. A side pedestrian access leads to the rear garden (with a right of way for a neighbouring property). The rear garden is a particularly good size, with patio areas and extensive lawn enjoying far reaching countryside views. There is also a useful block built garden store, log store and an outside tap.

**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.

Buyers should be aware that there have been outline proposals submitted for residential development on land beyond the rear of the property, details of which can be obtained from the local planning authority.

**Property construction:** Standard

**Parking:** Off street

**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 B

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

**Our Ref:** JGA/12032026

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

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#### Agents' Notes

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