

Derby Road
Ashbourne, DE6 1BH

John German





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£300,000

Super stylish traditional semi with spectacular far reaching views over Ashbourne town and the surrounding countryside. It has been fully refurbished throughout and has a long rear garden with very useful outbuildings plus double width drive providing off road parking to the front.



A storm canopy has a double glazed entrance door opening into the entrance hall that is lovely and light with stripped pine floors, stairs rising to the first floor landing with an understairs cupboard housing the fuse box and doors leading off to the ground floor living spaces.

The main living room is front facing with a bay window providing far reaching views over Ashbourne and the surrounding countryside plus a second side facing window providing additional natural light throughout. The fireplace forms the focal point of the room with a log burner and there is also laminated wood effect floor.

To the rear is a lovely large dining kitchen that has recently been refitted with a range of wall mounted, base and eye level units, worktop space over, inset sink unit and tiled splashbacks. There is space for a range style cooker with fitted double extractor hood, an integrated dishwasher and washing machine plus space for a fridge freezer. Stripped pine floor runs underfoot, there is a feature fireplace, windows to the side and rear elevations plus a double glazed rear entrance door.

On the first floor landing doors lead off to three well proportioned bedrooms and a hatch with a pull down ladder leads up to the fully boarded loft.

The fully refitted bathroom completes the internal accommodation comprising panelled bath with a rain fall shower and hand held shower, low flush WC, vanity sink unit with a wash hand basin and storage cupboard under, radiator and window to the rear.

Outside - The property is set well back from the road behind a double width driveway providing off road parking and leading onto a tiered front garden which is laid to lawn with a range of established shrubs and bushes. Gated side access leads to a long fully enclosed rear garden being mainly laid to lawn with a spacious paved patio area adjacent to the rear of the house, a large timber shed and two brick outbuilding's, one with 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.

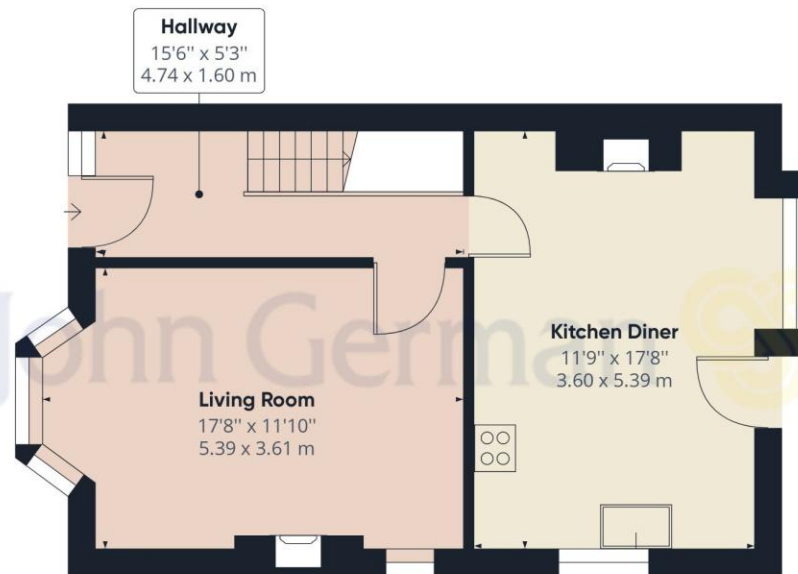
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/11042023

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





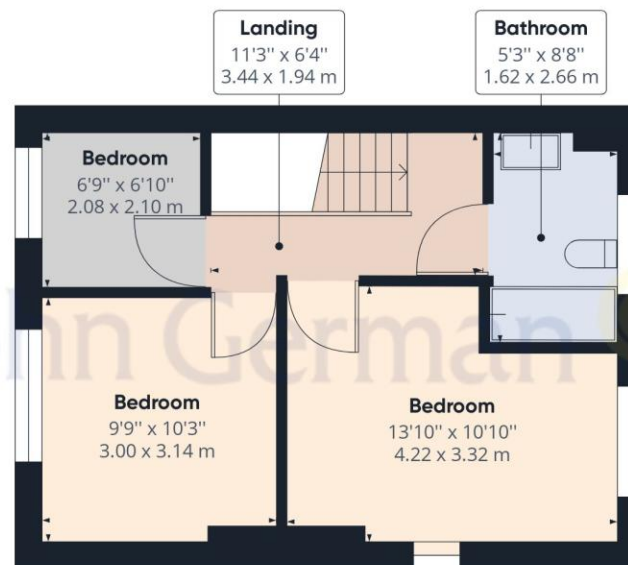


Ground Floor

Approximate total area⁽¹⁾

865.38 ft²

80.40 m²



Floor 1

(1) Excluding balconies and terraces

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 and Messrs. John German nor any person employed has any authority to 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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