

Manor Road
Ashbourne, DE6 1EH



Well presented and maintained detached property occupying a larger than average plot in this popular residential location close to amenities and schools including Queen Elizabeth Grammar School - an ideal family home.

£425,000



John German

A well-presented and maintained four double bedroom detached family home, with integral single garage with internal access. The property is sold with the benefit of gas fired central heating and recently fitted windows, doors, and fascias. It enjoys a larger than average garden plot with a beautiful, mature garden and decking seating area, located in a quiet and peaceful residential location in Ashbourne.

The spacious entrance hall is accessed via a composite door and has tiled flooring, central heating radiator and sealed unit double glazed windows in uPVC frames to front. Doors give access to the sitting room and the integral garage which has power and lighting with appliance space and plumbing for washer, dryer and chest freezer. It also has wall mounted cupboards providing extra storage space, electric circuit board and wooden garage doors opening onto the driveway.

Moving into the sitting room that has a feature fire place surround with marble hearth, central heating radiator and sealed unit double glazed bay window in UPVC frame to front. Split-level stairs lead to the dining kitchen.

The kitchen area has rolled edge preparation surfaces with inset 1 1/2 stainless steel sink with adjacent drainer, chrome mixer tap over with tile splashback. There are a range of base, drawer and wall cupboards, dual fuel Rangemaster oven with five ring hob over together with appliance space and plumbing for a dishwasher and freestanding space for a fridge. In addition is the wall mounted Ferroli boiler and sealed unit double glazed windows in uPVC frames to rear.

The dining area has a central heating radiator, sealed unit double glazed door and adjacent window in uPVC frame to rear. Split level stairs to the first floor landing and a door opens to the separate dining room with central heating radiator, decorative dado railing and sealed unit double glazed French doors providing access to rear garden.

The first floor landing has a loft hatch access and doors to the bedrooms and shower room. The first bedroom has sealed unit double glazed windows in uPVC frames to front enjoying stunning sweeping countryside views across Ashbourne and the surrounding area, central heating radiator and useful airing cupboard housing the pressurised hot water tank.

The second bedroom has a central heating radiator and sealed unit double glazed window in UPVC frames to front enjoying stunning views across Ashbourne and the surrounding area.

The shower room is fully tiled and has a white suite comprising wash hand basin with chrome mixer tap over, vanity base cupboard and drawers beneath, low level WC and a shower cubicle with chrome mains shower over. Electric extractor fan and shaver point, a chrome ladder style heated towel rail and seal unit double glazed opaque window in uPVC frame to front.

Split level stairs lead to a further landing area, which has loft hatch access with doors providing access to the further bedrooms and bathroom.

The third and fourth bedrooms both have central heating radiators and sealed unit double glazed windows in uPVC frames to rear, with the third bedroom having additional loft hatch access to a partially boarded loft.

The bathroom is partially tiled and has a white suite comprising pedestal wash hand basin with hot and cold taps over, low level WC, bath with hot and cold chrome taps over and wall mounted mirrored cabinet. Central heating radiator and sealed unit double glazed opaque window in uPVC frame to rear.

Outside - To the front of the property is a mature planting and flowering area with adjacent tarmac driveway leading to the integral single garage.

Undoubtedly one of the main selling features of this property is its beautifully presented, larger than average rear garden plot with patio seating, neat lawn area surrounded by mature planting and flowering borders. At the foot of the garden is a tranquil, timber decking seating area.

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/24052023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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