

Chestnut Drive

Ashbourne, DE6 1HT



Modern and immaculately presented three-bedroom end town house located in a popular cul-de-sac location in Ashbourne.

£240,000



John German 

An immaculately presented and improved three-bedroom end town house with recently fitted dining kitchen, lawned rear garden, off street parking and garage, located on a popular cul-de-sac location in Ashbourne. Ideal for a first time buyer or investor.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Upon entering the reception hallway, there is a staircase to the first floor, radiator and a door into the sitting room.

The sitting room has a feature fireplace, useful understairs storage cupboard, window to front and opening providing access to the dining kitchen.

The recently fitted dining kitchen has preparation surfaces with inset one and a half stainless steel sink with chrome mixer tap over and tile splashback, having a range of cupboards and drawers beneath, housing boiler and appliance space and plumbing for washing machine and freestanding fridge freezer, integrated electric Hotpoint fan assisted oven and grill with four ring gas hob over and extractor fan over. There are complimentary wall mounted cupboards and a matching island with drawers and cupboards beneath and breakfast bar seating area. A cupboard houses the electric circuit board and French doors provide access to the rear garden.

On the first floor landing there is loft hatch access and doors providing access to bedrooms and bathroom with a useful over stair storage cupboard.

The principal bedroom has a window to rear and both the second and third bedrooms have windows to front.

The family bathroom has a white suite comprising pedestal wash hand basin with chrome taps over, low-level WC, bath with electric shower over with glass shower screen, chrome ladder style heated towel rail and window to rear.

Outside to the front of the property are steps leading to the front door with an adjacent plum slate border with mature herbaceous and planting area. To the rear of the property is a spacious patio seating area, which gives way to a laid lawn with herbaceous and flowering borders, timber storage unit and side pedestrian gate leads to an off-street parking area and single attached garage.

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/14062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Agents' Notes

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