

South Street
Ashbourne, DE6 1DP



Modern three-storey, three bedroom semi-detached property featuring off-street parking and a stunning elevated patio seating area with rooftop views across Ashbourne.

£290,000

John German 

This modern and stylish three-bedroom semi-detached property is nestled in a quiet location on a private road at the top of South Street, situated close to a range of amenities, including shops, restaurants, and local schools. The charming town of Ashbourne offers a delightful mix of historical charm and modern convenience, making it a desirable place to call home. Undoubtedly one of the main selling features of the property is the elevated, private rear patio seating area which enjoys stunning rooftop views across Ashbourne and surrounding countryside.

A front composite door opens into the entrance hallway with stairs rising to the first floor and doors to the sitting room and guest WC, which is fitted with a two-piece suite.

The sitting room has UPVC double glazed windows with shutter blinds to the front and side.

To the rear of the property is the dining kitchen which is fitted with a range of base and wall mounted units, rolled edge preparation surfaces and an inset one and a half composite sink with drainer and Quooker tap. There are a range of integrated appliances including an electric Bosch fan assisted oven and grill, CDA microwave, four ring electric hob and extractor fan canopy. There is also space for a washing machine. To the side is a UPVC double glazed window, door to outside and UPVC French doors providing access to the rear garden.

On the first-floor landing there is a useful storage cupboard, stairs rising to the second floor and doors off to two bedrooms and shower room, which is fitted with a wash hand basin, low level WC, double shower cubicle and a ladder style heated towel rail.

The second floor features the master suite with a designated dressing area, Velux roof windows to front, useful eaves storage, loft access hatch and an ensuite shower room fitted with a wash hand basin, low level WC, shower cubicle and a ladder style heated towel rail.

Outside to the front of the property is a tarmac and block paved driveway providing off-street parking. To the rear of the property is a well presented landscaped and terraced garden with a patio seating area with mature herbaceous and flowering areas, further timber decking seating area with steps leading to a beautiful elevated wooden decked seating area which enjoys stunning rooftop views across Ashbourne and the surrounding countryside.

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/environmental-agency

Our Ref: JGA/020823

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







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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