

Lathkill Drive
Ashbourne, DE6 1TZ



A modern two bedroom end-terrace property with off-street parking and a larger than average rear garden. Beautifully presented throughout making it an ideal purchase for a first time buyer or investor.

£220,000

John German

A two-bedroom, modern end-terrace developed by the highly regarded Chevin Homes having a high specification finish with a larger than average rear garden and a driveway providing off-street parking for two cars. The property is within easy reach of local shops, schools, parks, and transport links, making it an ideal choice for families, professionals, or anyone seeking a modern and convenient lifestyle. Internally briefly comprises sitting room, guest cloakroom and dining kitchen. To the first floor are two double bedrooms and a bathroom.

The front composite door opens into the sitting room with sealed unit double glazed windows in UPVC frames to front, a central heating radiator and staircase to first floor having useful under stair storage. Doors lead to the guest cloakroom and the dining kitchen.

Moving into the dining kitchen that has quartz preparation surfaces with inset one and a half sink with adjacent drainer with chrome mixer tap over with up stand surround. There are a range of attractive high gloss base cupboards, drawers and wall cupboards, integrated dishwasher and electric fan assisted oven and grill with four ring induction hob over with extractor fan canopy. Appliance space provides plumbing for a washing machine and the room also houses the Vaillant combination boiler. There is room for dining furniture, a central heating radiator, sealed unit double glazed windows and French doors opening to the rear garden.

The guest cloakroom has a wash hand basin with mixer tap over and tile splashback with vanity base cupboard beneath, low-level WC, central heating radiator and electric extractor fan.

On the first floor landing there is loft hatch access, central heating radiator and doors providing access to the bedrooms and bathroom.

Bedroom one has a central heating radiator and sealed unit double glazed windows in uPVC frames to the rear.

The second bedroom has sealed unit double glazed windows in uPVC frames to the front, a central heating radiator and useful storage cupboard with shelving.

Walking into the bathroom, there is tiled flooring and a white suite comprising pedestal wash hand basin with chrome mixer tap over and tile splashback, low level WC, bath with chrome mixer tap over, chrome mains shower over and glass shower screen, a chrome ladder style heated towel rail and electric extractor fan.

Outside to the rear is a larger than average garden with a patio seating area with electric point and outside tap, with a lawn beyond lawn with herbaceous and flowering border with timber fence surround. At the foot of the garden is a timber shed with adjacent slate area. A pedestrian gate leads to the driveway which offers off-street tandem parking for two vehicles to the side of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

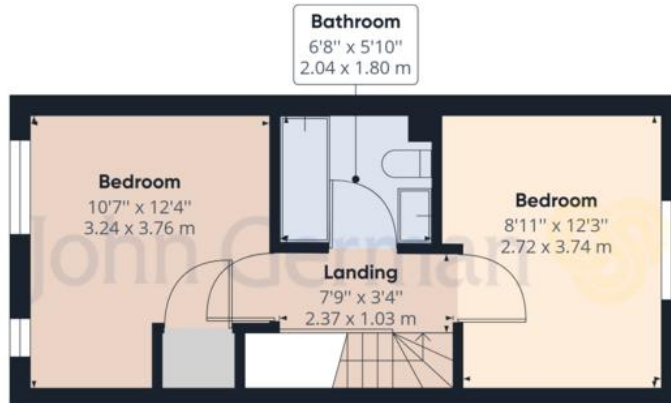
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24082023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
 649.83 ft²
 60.37 m²

(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.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 83 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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