

# Old Derby Road

Ashbourne, DE6 1BN

John   
German





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£350,000

Charming 1930's detached three-bedroom property close to schooling and a range of local amenities within walking distance, making it an ideal family home.



A charming 1930's detached three-bedroom property situated in a popular location in Ashbourne, close to schooling and a range of local amenities within walking distance, making it an ideal family home. This delightful property boasts a south-westerly facing garden, perfect for enjoying sunny afternoons, a spacious master bedroom with an ensuite shower room, two further bedrooms and a bathroom. To the ground floor is a kitchen, shower room, dining room, sitting room and a garden room, as well as having a useful garage. The property has retained many original features and is sold with the benefit of gas fired central heating and double glazing.

Entering through the front UPVC door into the entrance porch, there is a sliding door providing access to a shower room, which has a white suite comprising wash hand basin with hot and cold chrome taps over, low-level WC, shower cubicle with electric shower, chrome ladder style heated towel rail, electric light and shaver point with electric extractor fan. There is a window to the front. Continuing into the reception hallway, there are doors off to the sitting room, dining room and kitchen with useful under stairs storage cupboard and further separate built in storage cupboard. The kitchen has rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and mixer tap over with tiled splash back surround. There are a range of cupboards and drawers beneath with appliance space and plumbing for dishwasher, washing machine and tumble dryer, free standing oven with four ring gas hob and extractor over, complimentary wall mounted cupboards and Baxi boiler. There are windows to front and a UPVC door to side. Moving into the dining room there is an electric fire, decorative picture railing radiator and windows to rear. The sitting room has a fireplace with coal effect gas fire, decorative picture railing radiator with window to rear and door into the garden room, which in turn has windows and French doors to the rear garden.

On the first floor landing there are doors off to the bedrooms and bathroom with a useful over stair storage cupboard with shelving, window to front and loft hatch access. In the principal bedroom, there are useful fitted wardrobes and drawers, radiator, windows to rear, decorative picture railing and door providing access to the ensuite. The ensuite is fitted with a suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low-level WC, shower cubicle with mains chrome shower over, chrome heated towel rail, electric extractor fan and window to front. The second bedroom has useful built-in shelving in the recess adjacent to the chimney breast, radiator, decorative picture railing and windows to rear. In the third bedroom there is a radiator with windows to front. Moving into the family bathroom, it has a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, bath with hot and cold chrome taps over and chrome mains shower over with glass shower screen. Having chrome ladder style heated towel rail with electric extractor fan and window to side.

To the rear of the property is a south-westerly facing, spacious garden mainly laid to lawn with mature herbaceous borders with wooden trellising and gate divide which leads to a further flowering, planting area and vegetable plot with apple trees and timber shed. The property has the benefit of solar panels (privately owned), generating an approx. income of £783 per annum, with the existing tariff ending February 2034. To the front of the property is a spacious tarmac driveway providing ample off street parking for multiple vehicles with mature hedge border and adjacent lawn area and a single attached garage, with power and lighting with wooden doors.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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.

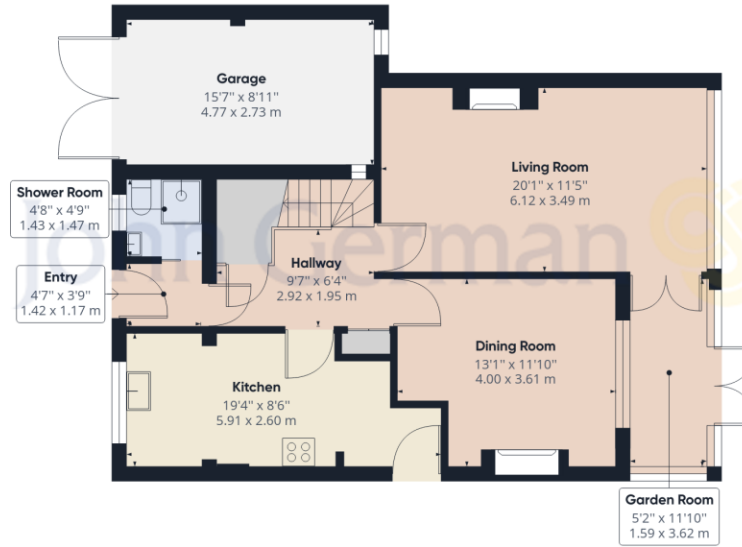
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/06092023

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





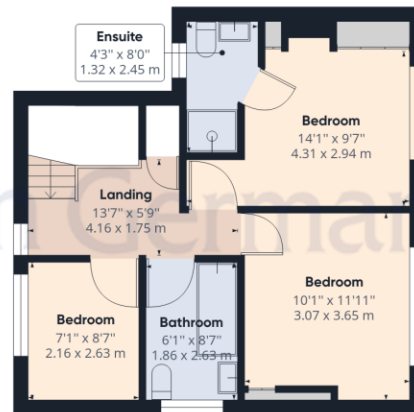


Ground Floor

Approximate total area<sup>(1)</sup>

1332.87 ft<sup>2</sup>

123.83 m<sup>2</sup>



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	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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