

# Belper Road

Ashbourne, DE6 1BB

John   
German











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**£250,000**

**Immaculate three bed semi-detached in Ashbourne. Ideal for first time buyers, families, or investors. Spacious, modern interior, plus a generous corner plot garden.**



A well presented, extended three-bedroom semi-detached property situated on an enviable corner plot in the heart of Ashbourne. Conveniently located, it is within easy walking distance to local shops, schools, parks and recreational facilities, making it an ideal choice for first-time buyers, investors, or families. There is also swift access onto the A515 and A52 close by. Internally, briefly comprises entrance hallway, study, dining kitchen, dual aspect sitting room, large utility room with guest cloakroom. To the first floor are three double bedrooms and a family bathroom.

A uPVC door provides access to the entrance hallway with a tile floor, having doors off to the sitting room, study and dining kitchen with staircase to the first-floor. Perfect for working from home, the study has windows to front and a radiator. Moving into the dual aspect sitting room, it has a marble fireplace and hearth with inset coal effect gas fire, radiator, recessed shelving unit and windows to front and rear.

The modern dining kitchen has rolled edge preparation surfaces with inset 1 ½ composite sink with adjacent drainer and mixer tap over with upstand surround, a range of wall and base cupboards and drawers beneath with freestanding Leisure Range cooker with electric oven and five ring gas hob over with extractor fan canopy. There is a window to side and a door leads into the large utility room.

The utility room has appliance space and plumbing for a washing machine with further appliance space for a range of white goods. There are wall mounted cupboards, radiator and window in to rear with door to the side. A wooden door opens into the guest cloakroom, with low-level WC, pedestal wash hand basin with chrome mixer tap over, radiator, window to side and electric extractor fan.

On the first floor landing, there are doors off to the bedrooms and family bathroom, whilst also having a radiator and useful storage cupboard housing the Worcester combination boiler.

The principal bedroom has a radiator and window to rear. The dual aspect second bedroom has windows to both front and rear and a radiator. Bedroom three has a useful over stair storage cupboard with shelving, radiator and windows to front.

The family bathroom has a tile floor, wash hand basin with chrome mixer tap over with vanity base drawers beneath, low-level WC, bath with chrome mixer tap over an handheld showerhead and corner shower cubicle with chrome mains shower over. There is a radiator and window to side.

Undoubtedly one of the main selling features of the property is its spacious corner plot, having a large wrap around the front, side and rear garden. The front garden largely consists of laid lawn with mature herbaceous border and hedging, which continues to the side. To the rear of the property is a further lawn garden and decking area with timber shed.

**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)

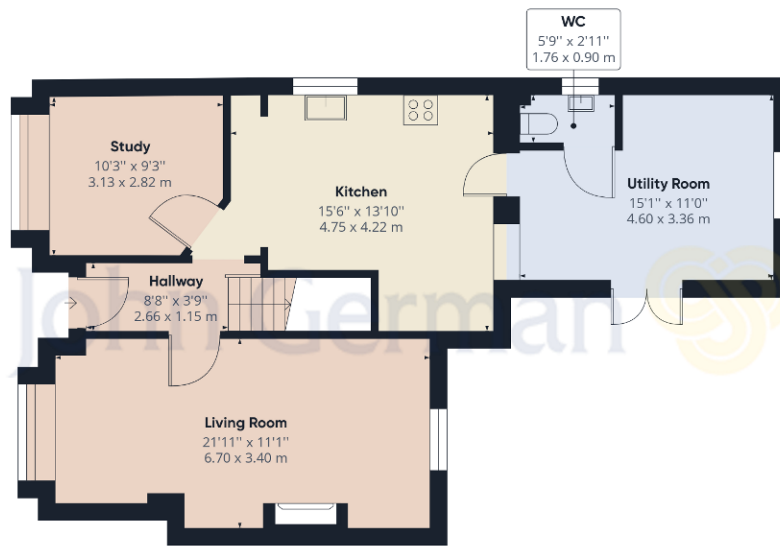
**Our Ref:** JGA/20102023

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









Ground Floor

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

1319.27 ft<sup>2</sup>

122.56 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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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