



ATTENTION FIRST TIME BUYERS AND  
DOWNSIZERS

Well presented three bedroom semi-detached with additional home office/study. Situated on a quiet cul-de-sac in Ashbourne within walking distance of schools and amenities.

£250,000

Well-maintained three-bedroom semi-detached property with a garage and a versatile separate ground floor study/home office. Nestled at the end of a peaceful cul-de-sac in Ashbourne, this property is an ideal choice for first-time buyers, young families or downsizers looking for a comfortable and convenient home. Internally the property briefly comprises entrance hallway, sitting room and dining kitchen. To the first floor are three bedrooms and a bathroom. Accessed separately there is also a useful home office/study to the rear of the single garage, perfect for home working or studio.

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, easy access to the A50 (9 miles) connecting up to M1 and M6 motorway links. It is also famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. The town has a vast array of amenities and 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.

A uPVC door opens into a storm porch which in turn opens into the entrance hallway that has a staircase to the first floor. A wooden door opens into the well presented and light sitting room with a useful under stair storage cupboard. A wooden door opens to the dining kitchen having rolled edge preparation surfaces with inset stainless steel sink and adjacent drainer, a chrome mixer tap over with upstand surround. There are a range of cupboards and drawers beneath, a double electric fan assisted oven and grill, four ring Indesit induction hob with extractor fan canopy over, appliance space with plumbing for washing machine and dishwasher and uPVC French doors provide access to the rear garden.

On the first floor landing there are doors off to the bedrooms and bathroom plus a useful over stair storage cupboard housing the combination boiler. There is a loft hatch access to a fully boarded loft adding storage capabilities.

There are two good sized double bedrooms and a single third bedroom which could also be utilised as a nursery room or second study/hobby room.

The bathroom has a white suite comprising wash hand basin with chrome mixer tap over and vanity base cupboard beneath, low level WC, bath with chrome mixer tap over and chrome mains shower over with glass shower screen.

Outside to the front of the property is a tarmac driveway providing off street parking for multiple vehicles with adjacent plum slate area, suitable for a further parking/turning space. The driveway in turn leads to a garage with an up and over door with power and lighting. To the rear of the garage is a most useful study/home office with central heating, power and lighting, accessed via sliding door onto the rear garden.

To the rear of the property is a well presented stone patio seating area, laid lawn and gravel area, raised planters with timber fence surround. There is also a handy pedestrian access gate which opens onto Willow Meadow Road.

**Note:** Access to the driveway is shared.

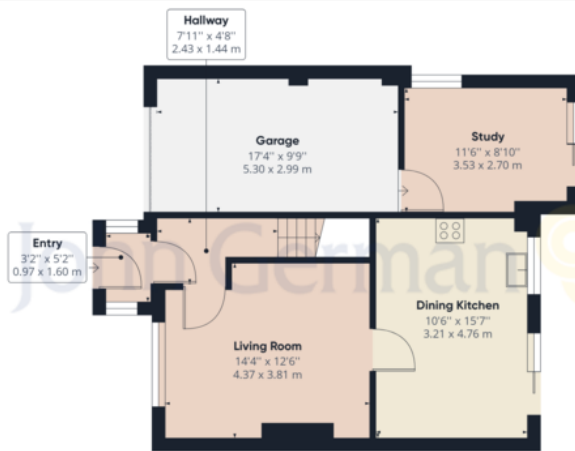
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

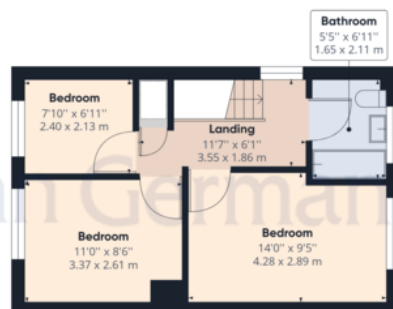
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/2610023

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
1055.13 ft<sup>2</sup>  
98.02 m<sup>2</sup>

(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		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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Loughborough | Stafford | Uttoxeter

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