

The Green Road

Ashbourne, DE6 1ED



Charming 3 bed semi-detached property in a prime Ashbourne location, boasting modern interior, off-street parking and a well-presented garden.



£300,000

John German

Offering a perfect blend of traditional charm and modern convenience, this delightful three-bedroom semi-detached property is ideally situated on The Green Road, enjoying a prime location in Ashbourne. The town is known for its charming character, good schooling for all age ranges, convenient shopping, and a wide range of amenities within walking distance.

Internally briefly comprises entrance hallway, sitting room, dining kitchen and utility room. On the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom. The property is sold with the benefit of gas fired central heating and sealed unit uPVC double glazing throughout.

Entering into the storm porch, which has tile flooring and a wooden door into the entrance hallway, with doors off to the sitting room, dining kitchen and staircase to first floor with useful understairs storage cupboard.

Moving into the sitting room there are UPVC French doors onto the rear garden and chimney breast with inset electric fire.

The property boasts a spacious dining kitchen, perfect for families or when hosting guests. The kitchen has wooden preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and mixer tap over with up stand surround. Having a range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, fridge and double electric CDA fan assisted oven and grill. Four ring gas hob with extractor fan canopy over and complimentary wall mounted cupboards. Wooden door providing access to the:

Utility room, having tile flooring with a UPVC door providing access to the side of the property. There are preparation surfaces with shelving beneath with appliance space and plumbing for washing machine and separate tumble dryer with further appliance space for freestanding fridge freezer or other white goods. There is also a wall mounted Worcester boiler and loft hatch access.

On the first floor landing there is a loft hatch access and doors off to the bedrooms and bathroom. The principal bedroom has a useful built-in airing cupboard with shelving, housing the hot water tank. This bedroom benefits from an ensuite, which has a white suite comprising pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, shower cubicle with electric shower over and extractor fan. Bedroom two is a further double bedroom, with the third being a single, with the potential to be utilized as a nursery or study/home office.

The beautifully presented family bathroom has tile flooring and a white suite, comprising pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, P shaped bath with chrome mixer tap over and chrome mains shower over with glass shower screen and chrome ladder style heated towel rail.

Outside to the front of the property is a double width tarmac driveway and adjacent lawn with borders. There is access to the side of the property, leading to the rear of the property which boasts a well presented garden consisting of patio seating area with lawn, timber shed and large timber summerhouse.

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: JGA30102023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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