

Derwent Gardens

Ashbourne, DE6 1DJ

John 
German





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Asking Price Of £335,000

Extended four double bedroom detached property occupying a quiet cul-de-sac location in Ashbourne, within walking distance of local amenities and primary schools, making this property an ideal family home.



This beautifully presented property detached family home has been extended and now offers three reception rooms, four double bedrooms and two bath/shower rooms. It occupies a quiet cul-de-sac location that is within walking distance of local amenities and primary schools.

Entering through the composite door into the entrance boot room/utility room that has a tiled floor and doors into the inner hallway and home office. There are also wooden preparation surfaces with Belfast sink, adjacent appliance space, plumbing for a washing machine and loft hatch access.

Moving into the inner hallway that has a staircase to the first floor with useful understairs storage cupboard plus doors off to the sitting room, breakfast kitchen, shower room and separate study.

The upgraded breakfast kitchen has a range of stylish contrasting cupboards and drawers with wooden preparation surfaces incorporating a dining bar plus an inset one and a half composite sink with adjacent drainer, upstand and tiled splashback surround. There are a range of integrated appliances comprising dishwasher, double electric fan assisted oven and grill, five ring gas hob and extractor fan over. There is appliance space for a freestanding American style fridge freezer with a wine rack.

The separate study/multi purpose room could also be utilised as a small single bedroom, being ideally located next to the downstairs shower room. The shower room has a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC, corner shower unit with chrome mains shower over and a central heating towel rail.

Walking into the sitting room, the main feature of the room is the multi-fuel burner, with fitted cupboards into the chimney breast recess. There are double glazed wooden sliding doors opening onto the rear garden and an opening leading to the spacious separate dining room.

On the first floor landing there is a loft hatch access to a partially boarded loft with a pull down loft ladder. There are also doors off to the bedrooms, bathroom and a cupboard housing Worcester combination boiler, fitted approx. three years ago.

One of the main selling features of this property is having four double bedrooms, with the fourth bedroom benefiting from a fitted wardrobe with a sliding door.

The family bathroom has a tiled floor and a white four piece suite comprising wall hung wash hand basin with chrome mixer tap over, low level WC, bath with chrome mixer tap over and a separate corner shower unit with chrome mains shower over.

The property benefits from a well presented tiered rear garden consisting of a patio seating area with steps up to a further seating/barbeque area with adjacent lawn. Steps onto the top tier lead to a timber decking area with timber shed (10ft x 8ft) and lawn.

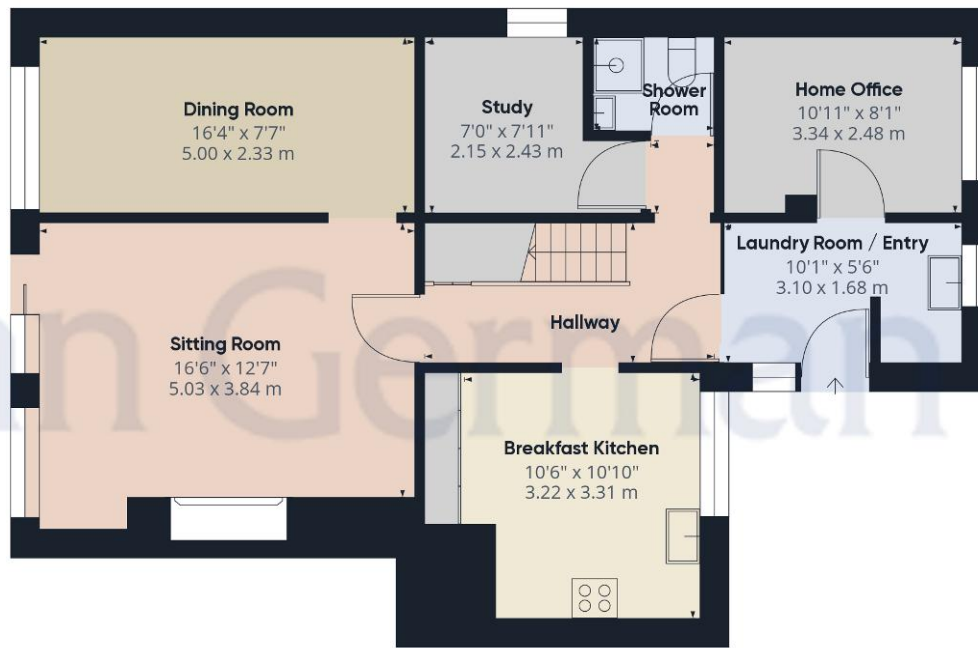
To the front of the property is a driveway providing off-street parking and decorative lawn area and planting space.



Note: Planning permission and building regulations were granted for the extension that was done in 2019.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Superfast Fibre Broadband
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derbyshiredales.gov.uk
Our Ref: JGA/1801.2024

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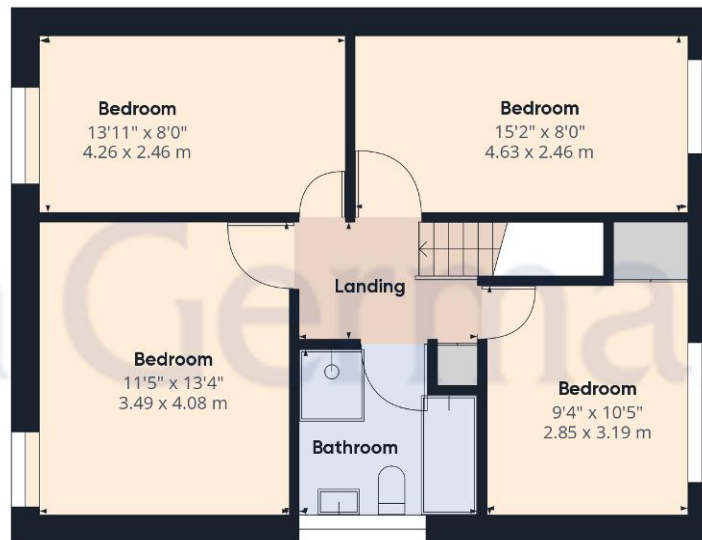


Ground Floor

Approximate total area⁽¹⁾

1387.62 ft²

128.91 m²



Floor 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

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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.

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



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



