

Bluebell Close

Ashbourne, DE6 1TU

John 
German





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Offers In Excess Of £260,000

ATTENTION FIRST TIME BUYERS AND DOWNSIZERS

Stylishly presented, recently built by Redrow, modern three bedroom semi-detached property. Situated on a quiet and popular development in Ashbourne.



This recently built three bedroom semi-detached Redrow property has a 10-year NHBC building warranty from 2022, situated in arguably one of the most sought after new developments in Ashbourne. Boasting good road links, close to public transport and the A52. The property is sold with the benefit of gas fired central heating and seal unit double glazed windows throughout.

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. With easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which 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 composite door provides access to the entrance hallway which has a useful storage cupboard with a preparation surface, appliance space and plumbing for white goods, electric extractor fan plus further adjacent under stair storage cupboard housing the internet modem.

The guest cloakroom has a Sottini wash hand basin with chrome mixer tap with tile splashback, low level WC and electric circuit board.

Moving into the stunning dining kitchen that has quartz preparation surfaces with inset 1 ½ sink with adjacent drainer and chrome mixer tap with matching upstand surround. There are a stylish range of cupboards and drawers and integrated appliances consisting of fridge freezer, dishwasher, double AEG electric fan assisted ovens and grill, and a four ring AEG gas hob with matching extractor over.

The sitting room enjoys a rear aspect and uPVC French doors providing access to the garden.

On the first floor landing there is a loft hatch access and a useful and spacious over stair storage cupboard housing the Vaillant combination boiler. The principal bedroom is fitted with wardrobes and its own en suite which has contemporary partial wall tiling and has a white suite comprising wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower over, chrome ladder style heated towel, electric shaver point and extractor fan. The second bedroom is also a double, benefiting from built in wardrobes. Bedroom three is a single bedroom, which could also be utilised as a home office/study or nursery.

The bathroom has partial wall tiling and a white suite comprising wall hung wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and chrome mains shower over with glass shower screen. Chrome ladder style heated towel rail, electric shaver point and extractor fan.

Outside the front of the property is a tarmac driveway providing off street parking for two vehicles and a fitted electric car charging point, enjoying a pleasant outlook over the communal green space.

To the rear of the property is a well presented garden with patio seating area which gives way to a mostly laid lawn and recently planted trees with herbaceous and flowering borders, timber shed and timber fence surround.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

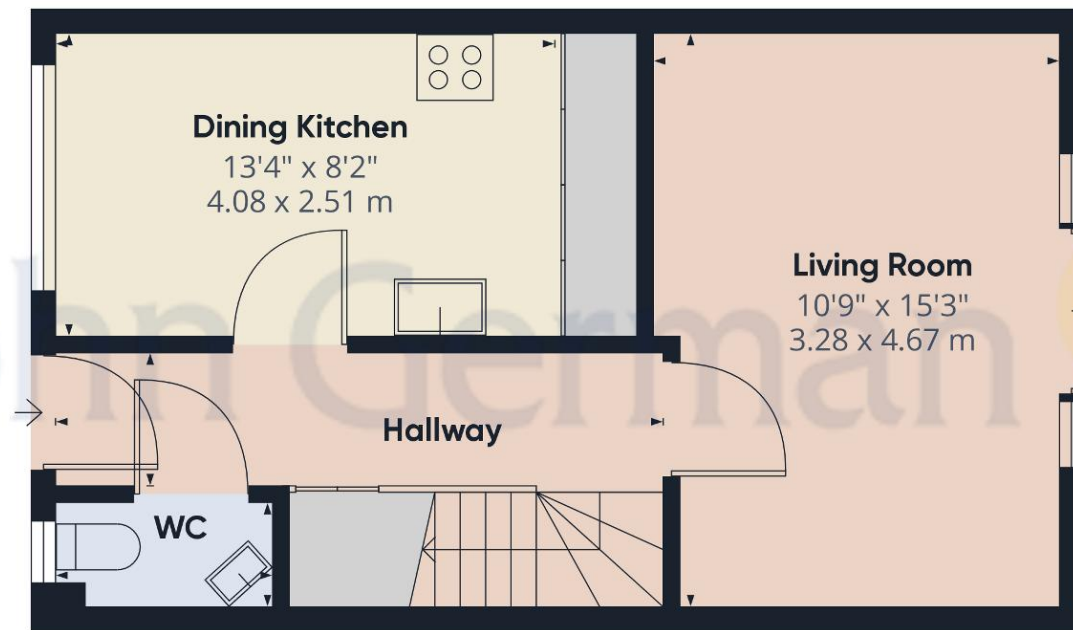
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

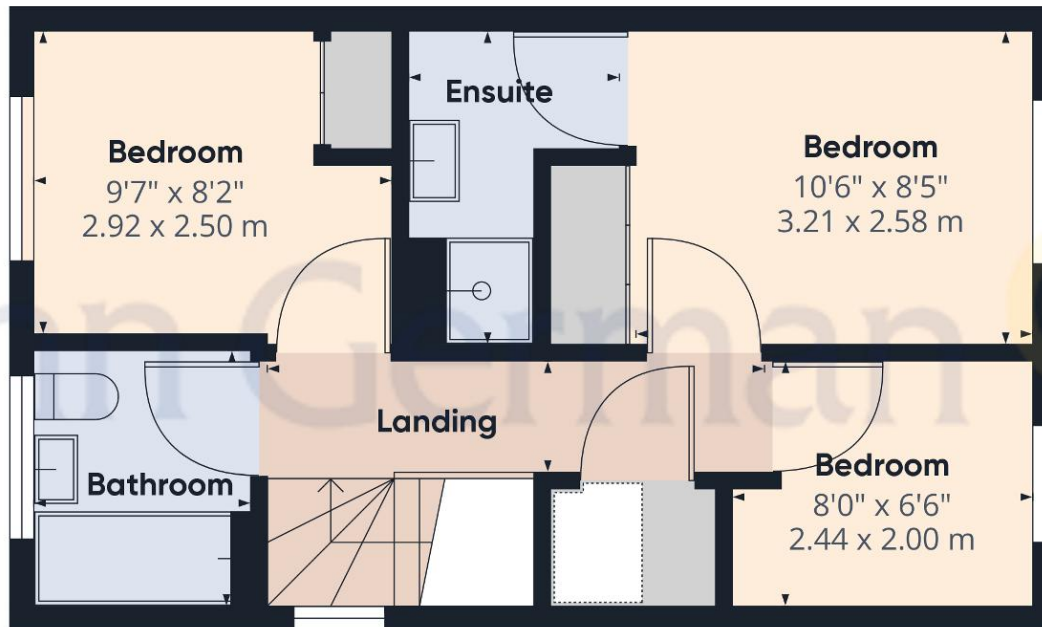
Our Ref: JGA/18042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾
753.99 ft²
70.05 m²

(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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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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