

Park Road
Ashbourne, DE6 1FN



Ideal for first-time buyers or investors, this home features off-street parking, a beautifully presented interior, spacious garden and is within walking distance to town.

£225,000

John German 

Perfectly poised to capture the attention of first-time buyers, buy-to-let investors or those looking to downsize, this meticulously maintained property offers a blend of comfort and convenience. Inside, the residence is beautifully presented, featuring tasteful decor and modern finishes. The property is sold with the benefit of gas fired central heating and sealed unit double glazed windows in uPVC frames throughout.

Located within easy walking distance to Ashbourne town centre and in turn, a plentiful amount of local amenities and transport links that makes it an excellent choice for those looking to invest in a lifestyle of comfort and accessibility. Whether you're setting foot on the property ladder for the first time or seeking a investment opportunity, this home must be viewed to truly appreciate all that it has to offer.

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 opens into the reception hallway with stairs to the first floor and doors off to the sitting room and dining room.

The sitting room has the original fireplace with marble hearth and bay window to front with decorative picture railing. The dining room has underfloor heating (wet system), useful understairs storage cupboard and a further storage cupboard in the recess adjacent to the chimney breast.

Moving into the kitchen, it has a stylish range of units complemented by wooden preparation surfaces with inset stainless-steel sink with adjacent drainer and contemporary tiled splashback surround. There is an integrated fridge freezer, washing machine, a four ring gas hob, electric fan assisted oven, grill and extractor fan. There are two side windows plus a roof window to rear and door to the rear garden.

On the first floor landing, there is a loft hatch access, with doors off to the bathroom and two double bedrooms, each with the original fireplaces and bathroom. Walking into the large bathroom that has a white suite comprising wash hand basin with chrome mixer tap and vanity base drawers beneath, P-shaped bath with chrome mains shower over and glass shower screen, low level WC and a cupboard housing Ideal combi boiler.

Outside to the rear of the property is a paved patio seating area giving way to a raised laid lawn with plumb slate border, raised planter, metal shed and timber fence surround.

To the front of the property is a driveway providing off street parking for two cars.

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

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

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

Broadband type: Superfast 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 C

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

Our Ref: JGA/25042024

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