

Cedar Close

Ashbourne, DE6 1FJ



Well presented three bedroom detached home, occupying a popular and quiet cul-de-sac location in Ashbourne.

£279,000

John German 

Situated in a popular cul-de-sac location in Ashbourne, this delightful three bedroom modern detached 'turn key/cost of living friendly' home is ideal for first-time buyers, young families looking to upsize, or couples seeking to downsize from a larger property. As you step inside, you are greeted by a beautifully presented interior plus the property offers a single detached garage plus off-street parking.

The immaculately presented rear garden is a particular highlight, as well as being situated close to local amenities and convenient bus routes and easy access to the A52, making it an ideal location for commuters.

The composite door opens into the entrance hallway, with a staircase to the first floor and door into the sitting room.

Moving into the sitting room, it has a recently installed Flavel log burner with oak lintel and tile hearth, forming the focal point of the room. There is a useful under-stairs storage cupboard and door into the dining kitchen.

The kitchen is equipped with wooden preparation surfaces and an inset stainless steel sink, complemented by a chrome mixer tap and a tiled splashback surround. It boasts a range of push-to-open cupboards and drawers, an integrated dishwasher, and dedicated spaces for appliances, including plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen also includes a Samsung induction hob with an extractor, a Samsung electric fan-assisted oven and grill, and complimentary wall-mounted cupboards for additional storage.

On the first-floor landing, doors lead to the bedrooms and family bathroom, while a loft hatch and ladder provides access to a fully boarded out loft with light and power supplied offering plenty of additional storage space. Additionally, a convenient over-stairs storage cupboard houses the recently fitted Worcester combination boiler.

The master bedroom is a spacious double room, featuring practical built-in mirrored wardrobes and shelving. The second bedroom is also a double, equipped with built-in shelving units and a desk. The third bedroom is a comfortably sized single.

Walking into the bathroom it has a white suite featuring a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a P-shaped bath with a chrome mixer tap, complemented by a chrome mains shower and glass shower screen. The bathroom also includes an electric extractor fan and a chrome towel rail.

One of the standout features of this property is the beautifully presented and private rear garden. It boasts a patio seating area with an artificial lawn bordered by raised sleepers filled with a stunning variety of trees, herbaceous plants and flowers. The garden is enclosed with wooden slatted panelling and a timber fence surround. Additionally, there is a driveway providing off-street parking, leading to a single detached garage equipped with power, lighting, an up-and-over door, and uPVC French doors. The garage offers the potential to convert (subject to any necessary permissions), into a useful home office/study.

Agents note: For covenants/restrictions: ask agent.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

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

Broadband type: 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/06062024

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



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