

# Clifton Road

Ashbourne, DE6 1DR

John   
German





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£325,000

Four double bedroom terraced property centrally located in Ashbourne, with character and charm throughout and a modern interior.

**NO UPWARD CHAIN**



A lovely four double bedroom terraced character property that offers a perfect blend of traditional charm and modern comforts. Situated in the heart of Ashbourne, this home is ideal for those looking for a convenient central location. Inside, you'll find a welcoming sitting room and a spacious dining kitchen equipped with modern appliances. The property also includes a guest cloakroom and a two-room cellar for added convenience.

The central location means easy access to all local amenities, shops, cafes, and schools. The terraced garden with a summer house provides a peaceful outdoor space, while the two-room cellar offers ample storage. Each of the four double bedrooms is spacious, and the family bathroom features modern fittings. Residents parking permits are available, making 8 Clifton Road a practical and charming choice for your next home.

Upon entering the property through the wooden door, you step into the reception hallway, which features beautiful Minton tile flooring. The hallway includes a staircase leading to the first floor and steps descending into the cellar. There is a useful built-in storage cupboard and original stained-glass windows at the front, along with elegant molded cornices. Doors from the hallway lead to both the dining kitchen and the sitting room.

Entering the sitting room, it has the original wooden flooring and elegant details such as a molded cornice and a ceiling rose. The room features a charming fireplace with an inset multi-fuel burner, complemented by an oak lintel and a tiled hearth. A bay window to the front has uPVC triple glazing and there are French doors opening into the dining kitchen.

The dining kitchen features sleek preparation surfaces with an inset 1½ stainless steel sink, an adjacent drainer and a chrome mixer tap, all framed by an upstand surround. This well-appointed space includes a range of cupboards and drawers beneath, housing integrated appliances such as a dishwasher, wine cooler, double electric fan-assisted AEG oven, fridge, and freezer. A five-ring gas hob with an extractor fan canopy completes the cooking area. The dining area boasts bi-folding doors that open to the rear patio garden, creating a seamless indoor-outdoor flow. An internal door leads to an inner lobby area, providing additional access to the rear garden and side passageway.

The guest cloakroom has a low-level WC, pedestal wash hand basin with chrome mixer tap and an electric extractor fan.

The two-room cellar retains many original features, including an original stone thrawl and a charming cast iron range cooker. This space offers excellent storage, complemented by a uPVC window at the front. It also houses the gas meter and electric circuit board. A separate room within the cellar serves as a utility space, providing appliance space and plumbing for a washing machine and tumble dryer.

Moving onto the first-floor landing, you'll find molded cornices and doors leading to the bedrooms and bathroom. This level also features a cupboard housing the Ideal combi boiler, a separate WC, and a versatile storage room that can be utilized as a study. The landing also has a staircase to the second floor and a triple-glazed window at the front.

Both bedrooms on the first floor are double, with bedroom one having useful built-in wardrobes with sliding doors and triple glazed uPVC windows to front with elevated views towards Belle Vue Road and St Oswald's church.

Entering the family bathroom, you'll find a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a bath with hot and cold taps. The bathroom also boasts a double shower unit with a chrome mains rainfall shower, an electric extractor fan, and a chrome ladder-style heated towel rail.

The second-floor landing leads to two additional double bedrooms. Bedroom three features a uPVC window at the front, offering elevated views of Belle Vue Road and St. Oswald's Church. This bedroom also includes a spacious and useful storage room. The fourth bedroom is enhanced by Velux roof windows at the rear, providing ample natural light.

Outside to the rear of the property is a landscaped terraced garden, comprising of a patio seating area with wooden steps onto a further decked patio seating area. There are further steps leading to the top terrace area which has timber decking seating area, plumb slate and a summer house, which could be utilised as a home office or entertaining space.

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

**Property construction:** Standard

**Parking:** On street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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

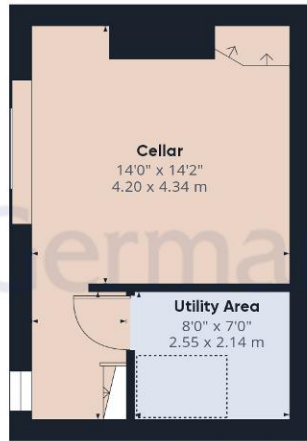
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/22072024

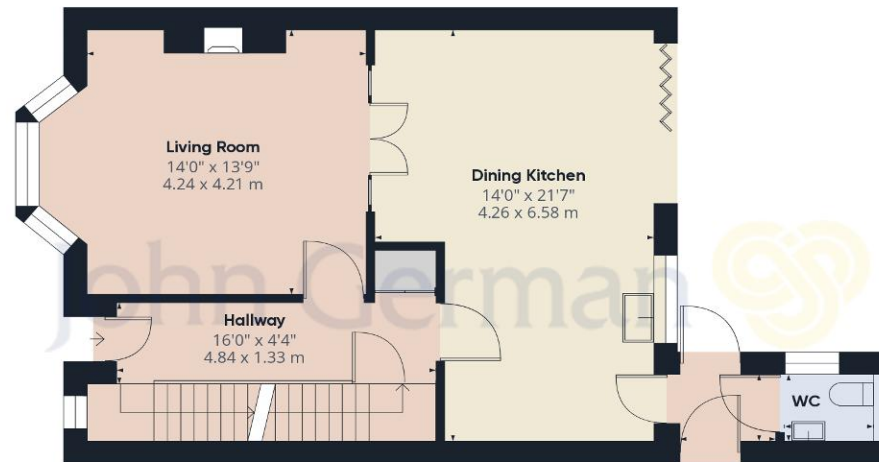
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

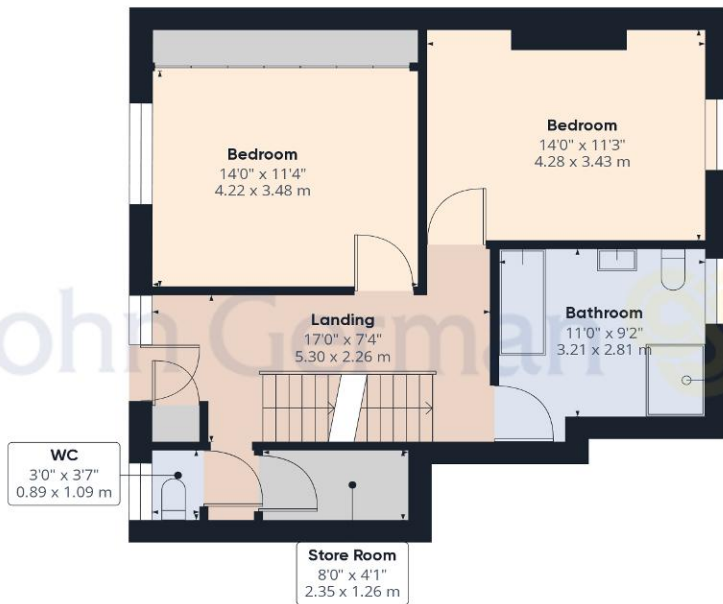
2031.58 ft<sup>2</sup>

188.74 m<sup>2</sup>

Reduced headroom

128.31 ft<sup>2</sup>

11.92 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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