

Cherry Tree Court, North Leys

Ashbourne, DE6 1DQ



A well-presented four-bedroom end townhouse, perfect for first-time buyers, professional couples, or investors, with no upward chain. The property features a spacious L-shaped sitting room, providing plenty of room to relax, along with a dining kitchen and benefits from off road parking and a garage.

£290,000

John German 

Situated in a central town location, the home is within easy walking distance to local shops and amenities. It also benefits from off-street parking and a low-maintenance rear garden, making it a great option for those with a busy lifestyle.

The property is entered through a uPVC door into a welcoming reception hallway featuring tiled flooring and a staircase leading to the first floor. There is a useful understairs storage cupboard, with doors leading to the utility room, guest cloakroom, and a bedroom. The guest cloakroom is fitted with a wash hand basin with hot and cold taps, complemented by a tiled splashback, and a low-level WC.

The utility room continues the tiled flooring and is equipped with rolled-edge preparation surfaces, featuring an inset stainless steel sink with an adjacent drainer and chrome mixer tap, surrounded by a tiled splashback. It offers a range of cupboards and drawers below, along with space and plumbing for a washing machine. The Ideal boiler is housed here with an electric extractor fan, and a uPVC door provides convenient access to the rear garden.

On the first floor landing there are doors off to the dining kitchen and sitting room with staircase to the second floor. The dining kitchen is well-appointed with rolled-edge preparation surfaces, featuring an inset 1 ½ stainless steel sink with an adjacent drainer and chrome mixer tap, complemented by tiled splashbacks. It includes a range of cupboards and drawers, as well as integrated appliances such as a fridge freezer, dishwasher, and electric oven with a four-ring gas hob and extractor fan canopy. Wall-mounted cupboards provide additional storage, and French doors open into the spacious L-shaped sitting room.

Moving into the spacious L-shape sitting room, there are uPVC French doors opening with a Juliet balcony enjoying excellent rooftop views across Ashbourne and towards St Oswald's Church and Belle Vue Road.

On the second floor landing, there are doors off to the bedrooms, bathroom and a useful storage cupboard. The master bedroom is a generously sized double, featuring fitted wardrobes and drawers, along with a handy over-stairs storage cupboard. It also offers lovely rooftop views across Ashbourne. Bedrooms two and three both enjoy a rear aspect, with the second bedroom benefiting from an additional storage cupboard for added convenience.

To the rear of the property is a private, low-maintenance garden featuring a patio seating area and a raised timber decking, perfect for outdoor relaxation. At the front, a tarmac driveway provides off-street parking for multiple vehicles and leads to the single integral garage, which benefits from power, lighting, and an up-and-over door.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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: TBC / Tax Band TBC

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

Our Ref: JGA/15082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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