

Old Derby Road  
Ashbourne, DE6 1BN



Fully renovated to a high standard, three double bedroom detached bungalow located in Ashbourne on a bus route and close to amenities.  
**NO UPWARD CHAIN**

£425,000



John German

A beautifully renovated three double-bedroom detached bungalow situated in Ashboume. This property offers a rare opportunity for those seeking ground-floor living, combining living with practical convenience. Fully renovated to an exceptional standard, the bungalow is move-in ready, ideal for couples looking for a home that requires no additional work.

Located on a good-sized plot, this property boasts both front and rear gardens, providing a peaceful outdoor space to enjoy. The double garage and ample off-street parking ensure practical storage and vehicle space. Positioned on a convenient bus route and within easy walking distance to local amenities and swift access to the A52.

The property is sold with the benefit of no upward chain and has undergone extensive renovation, including newly fitted doors and double-glazed uPVC windows. It has been fully re-wired and re-plumbed, complemented by a new gas-fired central heating system for modern efficiency. The exterior features a new roof and a white render, enhancing the property's curb appeal. Internally, the accommodation briefly comprises an inviting entrance hallway, a guest cloakroom, a comfortable sitting room, a spacious dining kitchen, three well-proportioned double bedrooms, and a stylish four-piece bathroom suite.

The entrance hallway is bright and spacious, offering access to the guest cloakroom, a useful storage cupboard, the sitting room, all three bedrooms, and the bathroom. The guest cloakroom features a white suite with a washbasin, chrome mixer tap, tiled splashback with a vanity base cupboard beneath, and a low-level WC.

Moving into the spacious sitting room, it features uPVC French doors leading to the rear garden, with an additional door that opens into the dining kitchen.

The dining kitchen is well-appointed with sleek quartz preparation surfaces, featuring an inset 1 ½ stainless steel sink with an adjacent drainer and chrome mixer tap, all surrounded by a matching upstand. The kitchen offers a variety of cupboards and drawers below, with designated space and plumbing for a washing machine, along with an integrated fridge freezer and a raised-level dishwasher. There is an electric fan-assisted oven and grill, a four-ring induction hob, and an extractor fan canopy. Additional wall-mounted cupboards provide extra storage, and uPVC French doors lead out to the rear garden.

The bathroom features a stylish four-piece suite, including a wall-hung washbasin with a chrome mixer tap and tiled splashback, a low-level WC, and a bath with a chrome mixer tap. The double shower unit is equipped with a chrome mains shower, complemented by a chrome ladder-style heated towel rail and an electric extractor fan.

The three bedrooms are all generously sized doubles.

At the front of the property, a large driveway offers ample off-street parking for multiple vehicles and leads to a double garage equipped with power, lighting, and an electric roll-top door. The front also features a well-maintained lawn area. The rear of the property boasts a generous garden, featuring a gravelled patio seating area and lawn, bordered by well-established herbaceous plants and flowering shrubs, creating a serene outdoor space.

**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:** Off road **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Mains 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 E

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

**Our Ref:** JGA03092024

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



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#### Agents' Notes

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