

# Weaver Close

Ashbourne, DE6 1BS



A detached two/three bedroom dormer bungalow located in Ashbourne on a quiet cul-de-sac close to a bus route and amenities.

NO UPWARD CHAIN

£275,000

John German 

Located in the peaceful cul-de-sac of Weaver Close, this two-bedroom detached dormer bungalow offers a great opportunity for those looking to downsize or enjoy the convenience of ground-floor living. The property features a comfortable sitting room, a practical dining kitchen, and a study that could serve as a potential third bedroom, giving you the flexibility to adapt the space as needed.

Outside, the well-maintained garden provides a lovely spot to relax, while off-street parking and a detached single garage add further convenience. Situated close to bus routes, local amenities, and good road links, this home is perfect for a couple wanting a quieter lifestyle while still being well-connected.

The property is sold with the benefit of no upward chain, gas fired central heating and UPVC double glazing throughout.

Upon entering the property through the front conservatory, you are greeted by doors leading to the dining kitchen and a practical store room. The store room offers ample space for appliances with plumbing in place for a washing machine and other white goods, as well as housing the electric and gas meters and a wall-mounted ideal boiler.

In the dining kitchen, you'll find ample preparation surfaces featuring an inset stainless steel sink with a drainer and chrome mixer tap. Below, a range of cupboards and drawers offer plenty of storage, alongside appliance space and plumbing for a dishwasher. There's also additional space for a freestanding fridge and oven. Wall-mounted cupboards provide extra storage, while a wooden door opens into a handy pantry or larder cupboard. Sliding doors lead through to the sitting room.

The sitting room enjoys plenty of natural light, offering a pleasant view over the rear garden. It features a cosy fireplace with an inset electric log-effect fire set on a stone hearth creating a welcoming focal point. A door leads through to the inner hallway, providing easy access to the rest of the home.

The inner hallway offers convenient access to the rear garden through a UPVC door and features a staircase leading to the first floor. A useful understairs storage cupboard provides additional space, while doors lead off to the study/bedroom, bathroom, sitting room, and dining kitchen.

The study, which could also serve as a potential third bedroom, offers versatile space that can be adapted to suit the buyer's needs, whether for use as a home office, guest room, or hobby space.

Walking into the bathroom, it has tiled flooring and a white suite including a pedestal wash hand basin with chrome hot and cold taps, a low-level WC, a bidet, and a jacuzzi bath with matching taps and an electric shower. The room also includes an electric heater and an electric shaver point.

Moving onto the first floor landing, there are doors off to the bedrooms and useful and spacious storage space in the roof eaves.

Both bedrooms are generously sized doubles with pleasant views over the rear garden. Bedroom one benefits from its own en-suite WC, featuring a low-level toilet and a corner wash hand basin. Bedroom two offers additional storage with built-in wardrobes and shelving units.

To the front of the property, there is a single detached garage and a paved driveway, offering off-street parking for multiple vehicles. The front garden is neatly designed with wood chip borders and gravel planting areas.

At the rear, the well-maintained garden features a patio seating area, a lawn, and a raised patio, all surrounded by well-established herbaceous and flowering borders, providing a peaceful and attractive 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

**Electricity supply:** Mains

**Sewerage:** Mains

**Parking:** Off street

**Water supply:** Mains

**Heating:** Gas

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

**Broadband type:** Superfast 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 D

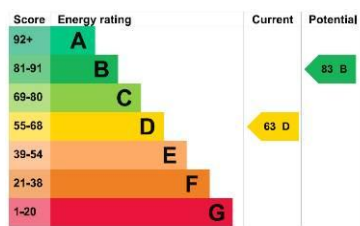
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21082024

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