

Derby Road  
Ashbourne, , DE6 1BH



Extended three bedroom semi-detached property in Ashbourne located conveniently close to schools, amenities, bus routes and swift access onto A52.

Asking Price Of £300,000



John German

Located at 60 Derby Road, Ashbourne, this extended three-bedroom semi-detached property offers a fantastic opportunity for first-time buyers or couples looking for a comfortable home in a convenient location. The property has been modernised throughout by the current owners, providing a well-maintained and welcoming space. With a bright sitting room and a dining kitchen, the layout is practical and ideal for day-to-day living. The modern bathroom adds to the appeal of this lovely home.

Outside, the property features a private rear garden, perfect for relaxing, and a spacious driveway that provides off-street parking for multiple vehicles. The location is ideal, with local schools, amenities, and bus routes close by, as well as easy access to the A52 for commuting. 60 Derby Road offers a great combination of space, convenience, and modern living, making it a great choice for those looking to settle in Ashbourne.

The entrance lobby is accessed through a uPVC door, featuring full-height uPVC windows at the front that flood the space with natural light. This leads into the inviting sitting room, where a Tiger multi-fuel burner with a brick hearth serves as the focal point.

The dining kitchen boasts a modern and beautifully fitted design, featuring ample preparation surfaces with an inset ceramic sink, mixer tap, and a stylish tile splashback. There is a range of cupboards and drawers, offering plenty of storage, along with integrated appliances including a fridge-freezer, recycling drawer, and a Bosch electric oven with a four-ring Bosch gas hob and extractor fan. Additionally, there is space and plumbing for both a dishwasher and washing machine. A uPVC door leads out to the rear garden, providing easy access. The dining area offers practical built-in storage, including an understairs cupboard housing a recently installed Worcester combi boiler and space for a condensing tumble dryer.

The bathroom is beautifully appointed, featuring a pedestal wash hand basin with a chrome mixer tap and a handy vanity base cupboard. It includes a low-level WC, a bath with hot and cold taps, and a chrome mains shower with a sliding glass shower screen.

Moving up to the first-floor landing, doors lead to each of the bedrooms. The main bedroom is a spacious double and benefits from a useful over-stairs storage cupboard, as well as an en-suite WC with a wash hand basin, chrome mixer tap, tile splashback, vanity base cupboards, and a low-level WC. The second bedroom is also a double, complete with built-in wardrobes, while the third bedroom is a generously sized single.

At the front of the property, there is a spacious tarmac driveway offering ample off-street parking for multiple vehicles. To the rear, you'll find a block-paved patio seating area, perfect for outdoor relaxation, along with a raised block-paved patio for additional seating options and a well-kept lawn. The garden also features a large timber shed, providing useful outdoor storage 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:** Driveway

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains 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 C

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


**Our Ref:** JGA06092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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