

Chestnut Drive

Ashbourne, DE6 1HT

John 
German





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£250,000



ATTENTION FIRST TIME BUYERS AND DOWNSIZERS
Well-presented three-bedroom semi-detached property,
situated on a popular cul-de-sac in Ashbourne, within walking
distance of schools and amenities.

A well-maintained three-bedroom semi-detached property which is an ideal choice for first-time buyers, families, or those seeking to downsize from a larger property. Set within a convenient location, the home offers easy access to the A52, making commuting straightforward, and is just a short walk from local amenities and schools, adding to its appeal.

The property is sold with the benefit of gas fired central heating, double glazing and internally briefly comprises of entrance hallway, sitting room, dining kitchen and utility room. To the first floor are three bedrooms and a bathroom.

Entering through the composite door into the reception hallway, there is a wall mounted boiler, staircase to the first floor and a door into the sitting room.

Moving into the sitting room, you'll find a coal-effect gas fire with a granite surround and hearth, forming the focal point of the room. The room also features a convenient understairs storage cupboard and built-in cupboards providing ample storage space, with a door leading directly into the dining kitchen.

Stepping into the dining kitchen, it has double-thickness granite countertops, complete with an inset composite sink, adjacent drainer and mixer tap, with a matching upstand surround. Below, a variety of cupboards provide practical storage, with designated spaces and plumbing for a washing machine, space for a fridge, and an integrated electric oven and grill, along with a conventional microwave fan oven above. There are wall-mounted cupboards and a peninsula adding further storage options, including shelving and additional appliance space. The kitchen also benefits from a handy pantry cupboard with shelving and easy access to the electric circuit board.

The utility room has wooden preparation surfaces with cupboards and appliance space beneath with adjacent cupboards for additional storage, with a uPVC door to the rear garden.

On the first floor landing there are doors off to the bedrooms, bathroom and airing cupboard housing the hot water tank and immersion, with a loft hatch access to a partially boarded loft.

Bedroom one is a generously sized double, featuring practical built-in cupboards, wardrobes and a dressing table with drawers for ample storage. The second bedroom also comfortably accommodates a double bed, while the third bedroom, a single, offers versatility and could easily serve as a study or nursery.

The bathroom features a white suite including a pedestal wash basin with chrome taps, a low-level WC and a bath with chrome taps, complemented by an electric shower and a glass shower screen. There is a dual-control chrome ladder-style heated towel rail and electric underfloor heating.

At the front, the property boasts a well-maintained lawned garden, bordered by mature herbaceous and flowering plants. Off-street parking is available with a garage equipped with power, lighting and an electric roll-top door. The rear garden is equally well presented, featuring a patio seating area, a raised lawn with flower and herbaceous borders, an outdoor tap and a pedestrian gate providing convenient side access.

The drive is shared with neighbouring properties and we understand the maintenance for this is shared between the four properties.

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: 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

www.derbyshiredales.gov.uk

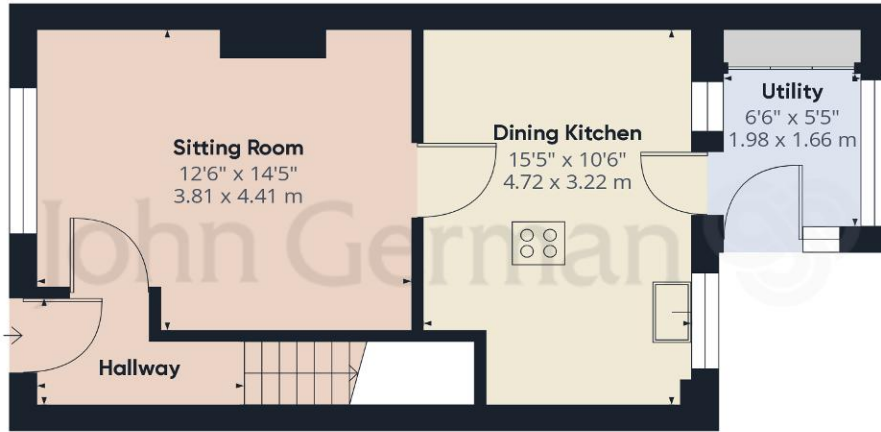
Our Ref: JGA/30102024

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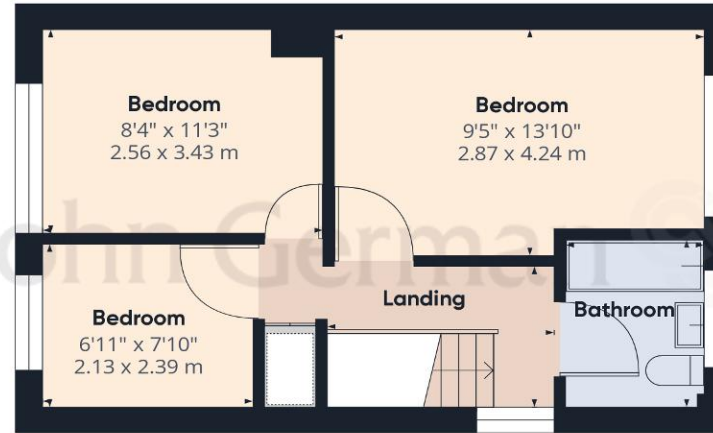


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

939.27 ft²

87.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



