

Bernard Gadsby Close

Ashbourne, DE6 1RB

John German





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£320,000

Immaculately presented four-bedroom townhouse in a central location.

Walking distance to town, schools and bus routes. Features off-street parking, a private rear garden and spacious modern living, making it ideal for families or couples seeking convenience and comfort.

Immaculately presented four-bedroom semi-detached townhouse that offers spacious and modern living in a convenient and central location. Within walking distance to the town centre, local amenities, schools and well-connected bus routes, this property is ideal for families or couples seeking a comfortable home with excellent accessibility. The house benefits from off-street parking, providing added convenience in a central setting. The property features a private rear garden, offering a peaceful outdoor space for relaxation or entertaining. With four bedrooms, this home provides ample space for a growing family or those needing extra room for hobbies or guests. Its combination of practicality, style, and location makes it an excellent opportunity for those looking to settle in a desirable area.

The ground floor has a staircase leading to the first floor, accompanied by a practical understairs storage cupboard. From the hallway, doors provide access to the guest cloakroom, a modern dining kitchen, and a bright and inviting sitting room.

The dining kitchen is thoughtfully designed with rolled-edge preparation surfaces, featuring an inset 1 ½ stainless steel sink with an adjacent drainer, complemented by a chrome mixer tap and tiled splashback. It is equipped with a range of base units offering cupboards and drawers, along with an integrated double Neff electric oven and grill, a four-ring gas hob, and an extractor fan. There is space and plumbing for a washing machine, as well as space to accommodate a freestanding fridge freezer. Wall-mounted cupboards provide additional storage.

The sitting room is a spacious room with a fireplace and electric fire as the focal point. The square bay includes uPVC French doors that open directly into the rear garden, offering easy access and natural light.

The guest cloakroom features a pedestal wash hand basin with taps and a tiled splashback, a low-level WC, and an electric circuit board.

Moving onto the first floor landing, there are doors off to the bedrooms, a Jack and Jill shower room and a staircase to the second floor.

The master bedroom is a spacious double with full length fitted mirrored wardrobes with sliding doors, and a door into Jack and Jill shower room.

The Jack and Jill shower room is well-appointed with a white suite, including a wash hand basin with a chrome mixer tap set above a vanity base cupboard, a low-level WC and a double shower featuring a chrome mains-fed system with a rainfall showerhead. Additional features include a chrome heated towel rail and an airing cupboard with built-in shelving for convenient storage.

The second bedroom is a comfortable double, while the third bedroom is a well-proportioned single, offering versatility as could be utilised as a nursery or study.

On the second-floor landing, a door leads into the bedroom, a spacious double featuring loft hatch access and a dressing area with built-in wardrobes for added convenience. The room also benefits from an ensuite, fitted with a white suite comprising a pedestal wash hand basin with hot and cold taps and a tiled splashback, a low-level WC and a shower unit with an electric shower. Additional features include a Velux roof window, an electric shaver point and an extractor fan.

The rear of the property features a well-maintained garden, including a patio seating area, a neatly laid lawn, and herbaceous and flowering borders, all enclosed by a timber fence for privacy. The garden also includes two timber sheds, providing practical storage space. To the side of the property is a tarmac driveway providing off-street parking for two cars, with a covered car port area.

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 & carport

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 D

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

Our Ref: JGA/20122024

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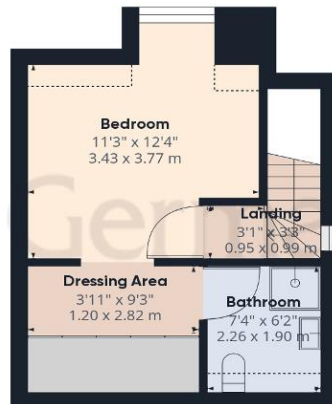




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1156.36 ft²

107.43 m²

Reduced headroom

16.2 ft²

1.51 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

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