

# Etches Row

Ashbourne, DE6 1TT



Modern two-bedroom terrace in a popular 2018-built development, close to amenities, schools, bus routes, and scenic walks. Features include swift A52 access, ultrafast Full Fibre Broadband, and a large summer house, ideal for storage or a home office. Perfect for first-time buyers or downsizers.

£220,000

John German 

Located in a popular modern development, 2 Etches Row is a well-presented two-bedroom terraced property built in 2018. Ideally suited for first-time buyers or those looking to downsize, this home offers easy access to local amenities, schools, and public transport, all within a short walk. With swift connections to the A52, commuting is straightforward, while nearby country walks provide an opportunity to enjoy the surrounding countryside.

The property benefits from a modern design and practical layout, with a standout feature being the large summer house, offering excellent potential as a home office or additional storage space. Combined with ultrafast Full Fibre Broadband, this makes the property particularly appealing for those working from home. Offering a manageable size and low maintenance, this home provides a perfect opportunity for anyone seeking a comfortable and convenient place to live in Ashbourne.

Stepping through the composite front door, you are welcomed into the reception hallway, which features a staircase leading to the first floor and doors providing access to the kitchen, sitting room, and guest cloakroom. The guest cloakroom has a pedestal wash hand basin complemented by a chrome mixer tap and tiled splashback, a low-level WC, and an extractor fan.

The kitchen is stylishly appointed, featuring preparation surfaces with an inset stainless steel sink, adjacent drainer, and chrome mixer tap, all complemented by a matching upstand surround. A range of base cupboards and drawers provide ample storage, incorporating integrated appliances including a dishwasher, Hotpoint washer-dryer, fridge-freezer, and an electric fan-assisted oven with a grill and four-ring gas hob, complete with an extractor fan above. Additional wall-mounted cupboards offer further storage, one of which discreetly houses the Ideal combination boiler. The kitchen also benefits from an electric plinth heater.

Moving into the lounge/diner, it has uPVC French doors to the rear garden and a spacious and practical understairs storage cupboard adds valuable storage.

The first-floor landing provides access to the loft hatch and leads to the bedrooms and bathroom. Both bedrooms are generously sized doubles, offering ample space and versatility. The second bedroom features a practical over-stairs storage cupboard, as well as an adjacent cupboard fitted with built-in shelving.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a bath with a chrome mixer tap and mains shower, complete with a folding glass shower screen. It also includes a chrome ladder-style dual fuel heated towel rail, an electric shaver point, and an extractor fan.

At the front of the property, a double tarmac driveway provides convenient off-street parking for two vehicles. To the rear, the low-maintenance garden features a patio seating area, and the standout feature being the large summer house, equipped with power and lighting, offering excellent storage options or versatile use as a home office, gym, or hobby space. Measuring 3.9m x 2.62m.

Agents note:

-there is an annual communal service charge of £157.62

-there are covenants appertaining to this property. A copy of the land registry is available to view upon request.

**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 street **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 B

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

**Our Ref:** JGA25112024

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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