

Cedar Close

Ashbourne, DE6 1FJ



Spacious four-bedroom extended semi-detached home in a quiet cul-de-sac. Ideal for first-time buyers or families, close to schools, amenities, and bus routes. Features integral garage, off-street parking, and swift A52 access.

£275,000



John German 

Nestled in a quiet cul-de-sac, 26 Cedar Close offers an excellent opportunity for first-time buyers or young families seeking a spacious and practical home in a convenient location. This extended semi-detached property boasts four well-proportioned bedrooms, making it ideal for growing families. Situated close to schools, local amenities, and reliable bus routes, the property provides all the essentials for modern living within easy reach. The A52 is just a short drive away, offering swift access to surrounding areas for commuting or leisure.

The property benefits from an integral garage and off-street parking, providing ample space for vehicles. Inside, the extended layout ensures plenty of room for versatile family living, with potential to personalize to your own style. The peaceful cul-de-sac setting adds to the appeal, offering a safe and welcoming environment, perfect for those with children.

The property is accessed via a uPVC door leading into the reception hallway, featuring tiled flooring, a staircase to the first floor, and doors to the sitting room.

The sitting room includes a feature fireplace with an inset electric fire, a useful understairs storage cupboard, and direct access to the breakfast kitchen.

The breakfast kitchen offers rolled-edge preparation surfaces with an inset 1½ stainless steel sink and chrome mixer tap, complemented by a range of base cupboards and drawers. It includes space for a freestanding American-style fridge freezer, an oven with a gas hob, and an extractor fan, as well as wall-mounted cupboards for additional storage. A breakfast bar provides seating, while a door leads to the utility room and an opening connects to the insulated conservatory. The conservatory features tiled flooring throughout and serves as a versatile dining or garden room, with uPVC French doors opening to the rear garden.

Tile flooring continues into the utility room and includes a rolled-edge preparation surface, appliance space with plumbing for a washing machine, and wall-mounted cupboards for added convenience. It provides access to the integral garage, a guest cloakroom, and the rear garden via a uPVC door.

The guest cloakroom is fitted with a pedestal wash hand basin with a chrome mixer tap, a tiled splashback, a low-level WC, and a chrome ladder-style heated towel rail.

On the first floor, the landing provides access to all bedrooms and the bathroom, as well as loft hatch access and an airing cupboard above the stairs housing the combination boiler.

The property features four bedrooms: three doubles and a versatile single room, which could also be used as a study or nursery.

The family bathroom is equipped with a white suite, including a pedestal wash hand basin, low-level WC, a bath with an electric shower over, and a chrome ladder-style heated towel rail.

Outside, the rear garden offers a patio seating area leading to a lawn with raised borders filled with plum slate and a timber fence surround. To the front, a double driveway provides off-street parking for multiple vehicles.

The integral garage benefits from power, lighting, and heating, with double wooden doors, and houses the gas and electric meters.

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:** 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

Our Ref: JGA28012025

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Ground Floor





Approximate total area⁽¹⁾

1233.75 ft²

114.62 m²

Floor 1

(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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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