# Chestnut Drive Ashbourne, DE6 1HT





Located in a quiet cul-de-sac is this semi detachedd having a modern interior, off-street parking, single garage and spacious rear garden. Ideal for first time buyers or downsizers. Walking distance to schools and bus routes.

NO UPWARD CHAIN

£250,000





Situated in a quiet cul-de-sac, this well-presented three bedroom semi-detached home offers a practical layout and modern interior, ideal for first time buyers or those looking to downsize from a larger property. The property features a light and welcoming living space, with a contemporary finish throughout. The property is sold with the benefit of no upward chain, double glazing throughout and gas fired central heating.

Outside, there is off-street parking to the front, along with a single garage providing useful additional storage or workspace. The generously sized rear garden offers plenty of outdoor space. Located within walking distance of local schools, amenities and regular bus routes, the property also offers swift access to the A52 for convenient travel links.

Upon entering the property through a uPVC front door, you are welcomed into the entrance hallway, which includes a staircase leading to the first floor and a door opening into the sitting room. The sitting room is well-proportioned, featuring a bay-fronted uPVC window, a central fireplace creating a focal point to the room, and a useful under-stairs storage cupboard.

Moving into the dining kitchen, it is fitted with quartz preparation surfaces, complete with an inset stainless steel sink, drainer, and chrome mixer tap, with matching quartz upstands. There is a comprehensive range of cupboards and drawers, with integrated appliances including a Bosch double electric oven and grill, four-ring Bosch gas hob with extractor fan, fridge freezer, washing machine, and Bosch dishwasher. A uPVC door provides direct access to the rear garden.

To the first floor, the landing provides access to all three bedrooms and the bathroom. There is a useful overstair storage cupboard which houses the recently installed Worcester combination boiler, along with loft hatch access. The two main bedrooms are both doubles, offering ample space for furniture, while the third bedroom is a generous single that could serve well as a nursery, home office or dressing room.

The bathroom is fitted with a white suite comprising a pedestal was h hand basin, low-level WC, and a panelled bath with electric shower and glass screen.

Externally, the property benefits from a single garage with power, lighting, up-andover door, and houses the electric circuit board along with gas and electricity meters. The rear garden is spacious and enclosed, featuring a gravel seating area, a well-maintained lawn, an outside tap, and timber fencing.

**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: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre to the cabinet

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Our Ref: JGA/190522025

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