

Birchwood View

Ashbourne, DE6 1RZ



Well presented two bedroom detached bungalow with no upward chain in a quiet Ashbourne cul-de-sac. Single storey living with lounge diner, kitchen and shower room. Two double bedrooms, rear garden, off street parking and single garage. Ideal for downsizing.

£280,000



John German

A well presented two bedroom detached bungalow offered with no upward chain. Set in a popular and quiet cul de sac in Ashbourne, it provides straightforward single storey living suited to buyers looking to downsize or move into a low maintenance home. The property includes a lounge diner, a separate kitchen and a shower room, with both bedrooms being comfortable doubles.

Outside, the bungalow has a single garage, off street parking and a rear garden that offers a private outdoor space without demanding upkeep.

The UPVC door opens into a useful porch suited to storing coats and shoes. A wooden door leads into the reception hallway, which gives access to bedroom one, the shower room, the kitchen and the lounge diner. There is also a handy storage cupboard.

The kitchen includes rolled edge preparation surfaces, an inset 1 ½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. There are base units with space and plumbing for a washing machine and fridge, along with an integrated electric oven and four ring induction hob. Wall mounted cupboards provide further storage. The electric circuit board is housed here, and a UPVC door opens to the side of the property.

The shower room is fully tiled and includes a wash hand basin with chrome mixer tap set over vanity base unit, a wall hung WC and a double shower unit with chrome mains shower. An electric extractor fan is fitted.

The lounge diner is bright and spacious, with doors leading to a bedroom and the conservatory. An electric fireplace create the focal point for the room. The conservatory has tiled flooring and a UPVC door opening onto the rear garden.

The first bedroom is a generous double with a front facing window. The second bedroom is also a good sized double with a rear window overlooking the garden.

Outside, the rear garden is low maintenance and well kept, with a patio seating area, gravelled sections and artificial lawn bordered by established planting. The single garage has an up and over door, power and lighting.

The Worcester Bosch combi boiler is located in the loft and is understood to be around five years old.

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: 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

Our Ref: JGA/04122025

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area[®]
900 ft²
83.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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Agents' Notes

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