

# Oak Crescent

Ashbourne, DE6 1HR



Four bedroom detached home with no upward chain, set within a quiet cul-de-sac. Features include a large sitting room, modern dining kitchen and bathroom, integral garage, off-street parking and spacious garden. Close to schools, amenities, bus routes and the A52.

£250,000



John German

Four bedroom detached home, offered for sale with no upward chain and suited to a couple or family. The property is located within a popular and quiet cul-de-sac, with the benefit of off-street parking and an integral garage. Inside, the accommodation is arranged to suit modern family living, with a large sitting room providing a comfortable main living space and a modern dining kitchen offering ample room for everyday meals and family use. A contemporary bathroom serves the bedrooms and is finished in a modern style.

Externally, the property enjoys a spacious garden, providing useful outdoor space for children, pets or entertaining. The location is a key advantage, with main bus routes, local amenities, schools and parks all within walking distance. Swift access onto the A52 makes the property particularly convenient for commuters. Overall, this is a practical and well-located family home that would appeal to first time buyers or a young family.

A uPVC entrance door opens into the hallway, with doors leading to the sitting room and cloakroom. The sitting room is a generous reception space, with an opening through to the dining kitchen and a further door leading to the inner hallway. The modern dining kitchen is fitted with work surfaces incorporating a 1 ½ stainless steel sink with drainer and chrome mixer tap, set against tiled splashbacks. Integrated appliances include an electric double oven with microwave above and a five-ring induction hob with extractor over, complemented by wall-mounted storage units. A door leads through to a rear porch, which provides access out to the rear garden. The inner hallway has a staircase to the first floor, with a useful understairs storage cupboard and a door providing internal access to the integral garage, which is fitted with an up and over door and houses the electrical consumer unit.

To the first floor, the landing gives access to four bedrooms and the modern bathroom. The bathroom is fitted with a white suite comprising a wash hand basin with vanity storage beneath and chrome mixer tap, low level WC, panelled bath, and a double corner shower unit with mains rainfall shower and extractor fan.

To the front of the property there is a driveway providing off-street parking and access to the integral garage, with an adjacent plumb slate area. The rear garden is spacious and arranged with an initial patio seating area, leading onto a lawned garden with timber shed. A further patio area is positioned at the far end of the garden, offering additional outdoor seating space.

**Agents note:** All services/appliances have not been tested and will not be tested.  
**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 C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/13012026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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