

# Derby Road

Ashbourne, Derbyshire, DE6 1BH

John   
German





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£350,000

Extended 1930s semi-detached set back from the road with large driveway and spacious rear garden. Open plan living dining kitchen with underfloor heating, garden room, three bedrooms including principal with ensuite, plus workshop. Walking distance to amenities with easy A52 access.



Located on a generous plot and set back from the road, this property is a 1930s style semi-detached home that has been thoughtfully extended and enhanced to provide spacious, well-balanced accommodation suited to modern family life. A large driveway to the front offers ample off-street parking.

Internally, the property combines original character with a modern interior. The ground floor features a comfortable sitting room, a guest cloakroom and an impressive open plan living dining kitchen designed for everyday living and entertaining. This space is fitted in a contemporary style and benefits from underfloor heating throughout the ground floor. To the rear, a garden room provides additional flexible space suitable for use as a home office, playroom or further reception area. The first and second floors offer three well-proportioned bedrooms, including a principal bedroom with ensuite facilities. Two further bedrooms are served by a recently installed family bathroom, finished in a modern style.

The rear garden is well presented, spacious and designed with entertaining in mind, offering a private outdoor area for relaxing and socialising. A substantial timber workshop provides useful storage or workspace, ideal for hobbies.

The property is conveniently located within easy walking distance of local amenities, bus routes and schools, with swift access onto the A52 for commuting. This home will appeal to families or couples seeking a character property with the benefit of modern living space and practical features in a well-connected Ashbourne location.

A composite front door opens into the reception hallway, finished with engineered oak flooring and providing access to the guest cloakroom, sitting room and open plan living dining kitchen. There is a staircase to the first floor, with a useful under stairs storage cupboard. The guest cloakroom is fitted with a pedestal wash hand basin and low level WC, with engineered oak flooring, extractor fan and a cupboard housing the boiler.

The sitting room is a well-proportioned reception room featuring a bay window to the front elevation. An inset gas fire with granite hearth forms the focal point of the room.

The open plan living dining kitchen continues the oak flooring and offers a range of preparation surfaces incorporating a 1 ½ stainless steel sink with drainer and chrome mixer tap, complemented by tiled splashbacks. There is a comprehensive range of base cupboards and drawers with integrated washing machine, tumble dryer and dishwasher, along with a double electric oven and grill, integrated microwave and four ring gas hob with extractor above. Wall mounted cupboards provide additional storage, and a matching island offers further workspace and cupboards. Built in storage cupboards and space for a freestanding fridge freezer complete the kitchen area. UPVC French doors open into the garden room. The garden room is a spacious and versatile addition with UPVC French doors opening to garden, offering flexible use as an additional sitting area, playroom or home office.

The first floor landing has a staircase to the second floor and doors leading to the bedrooms and family bathroom. The principal bedroom is a spacious double room with built in wardrobes and cupboards, and access to the ensuite. The ensuite is fitted with tiled flooring, a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC and double shower unit with chrome mains shower. There is also an extractor fan and chrome ladder style heated towel rail. A further double bedroom on this floor benefits from fitted wardrobes and cupboards.

The family bathroom has been recently installed and includes a white suite comprising pedestal wash hand basin with mixer tap, low level WC and bath with mixer tap and rainfall shower head over. A ladder style heated towel rail and extractor fan complete the room.

On the second floor, there are useful storage cupboards on the landing and access to attic bedroom. This dual aspect room features Velux roof windows to the front and rear and provides an ideal children's bedroom.

Outside, the rear garden is spacious and well maintained, laid mainly to lawn with a patio seating area and pergola, creating a practical space for outdoor dining and entertaining. There is also a large timber workshop providing additional storage. To the front, a substantial tarmac driveway offers ample off street parking for multiple vehicles.

**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

**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/03032026

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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1462 ft<sup>2</sup>

135.7 m<sup>2</sup>

**Reduced headroom**

161 ft<sup>2</sup>

15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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

### John German

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

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



