

‘Parklands’ Lambourne Avenue

Ashbourne

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Land • Property • Livestock

‘Parklands’
38 Lambourne Avenue
Ashbourne
Derbyshire
DE6 1BP

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A deceptively spacious extended three bedroom detached bungalow occupying a delightful position at the end of a cul de sac.

Conveniently located close to bus routes and the local corner shop.

Viewing is essential to appreciate full extent and size of the accommodation and the peaceful location.

No upward chain

Guide Price:
£325,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Living Accommodation

The main access door leads into the Entrance Hallway which provides access to the bedrooms at the rear of the property, while the main reception rooms are accessed to the front of the property and the Kitchen to the side.

The Kitchen provides an alternative access door to the outside and is fitted with a range of wall, drawer and base units with worksurface over, integrated gas hob and electric oven, plumbing for dishwash and washing machine, inset sink and drainer and fridge freezer space along with useful walk in pantry.

The Spacious Lounge is situated at the front of the property with a bow window overlooking the front lawn. There is a built-in stone fireplace and open arch through to the Dining Room which is also front facing and currently used for formal dining with a serving hatch through to the Kitchen.









Bedroom Accommodation

The Bedrooms are all situated at the rear of the property. Bedroom One and Two overlooking the rear garden, while bedroom three, the smaller of the bedrooms has a window overlooking the side.

The Refitted shower room serves all the bedrooms and is fitted with double shower cubicle and shower over. The WC is separate and has just the low flush WC situated next to the shower room.



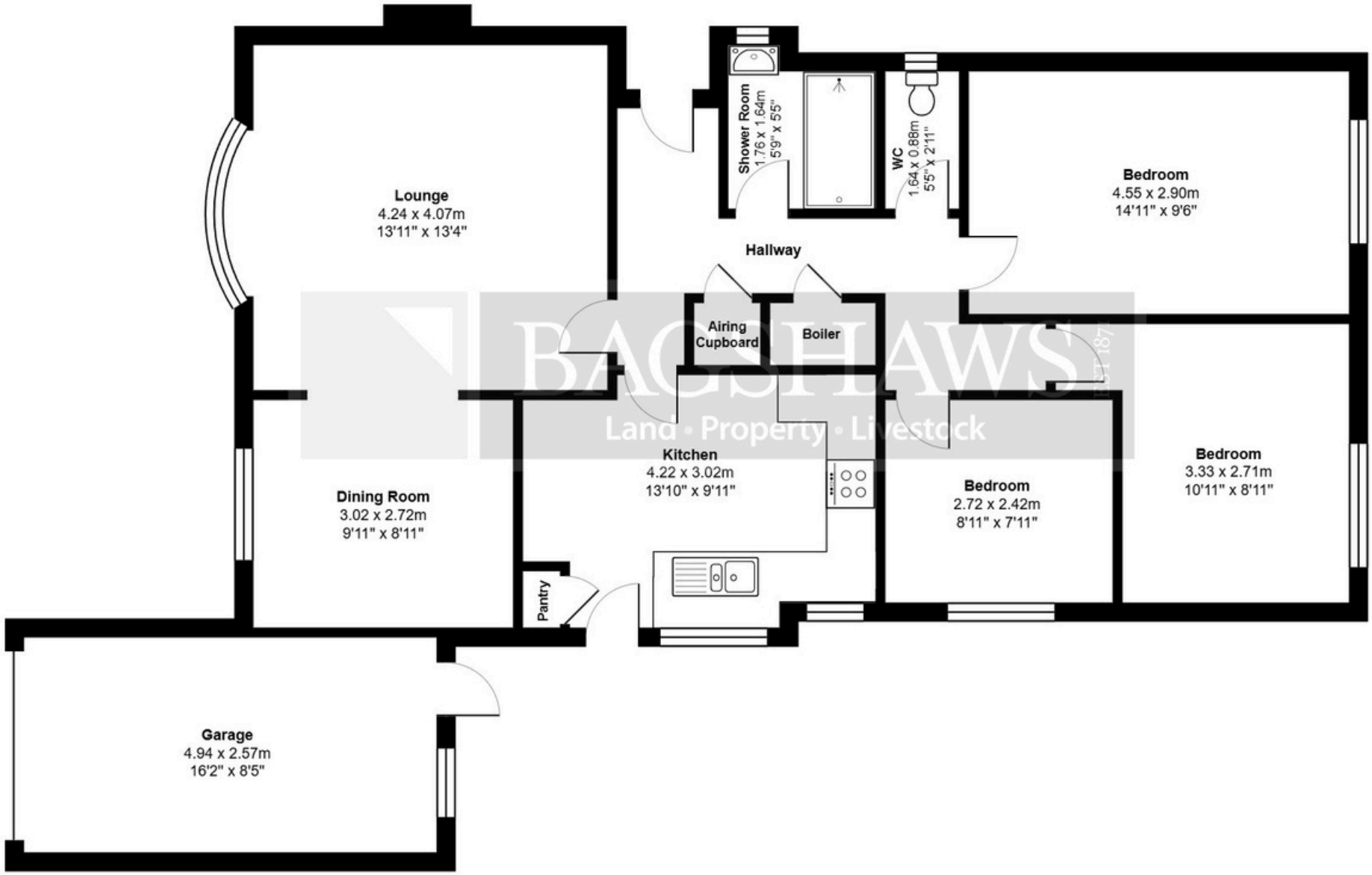




Externally

The property is situated at the end of the cul de sac with a drive providing off road parking and access to the garage which has up and over door, power and lighting with pedestrian door to rear. There is a good sized lawned front garden with hedge border with gravel path leading along one size while a paved path leads around the garage on the alternate side where there is a lawned side garden which the path con tinuing to the rear where there is a paved patio seating area on a split level with a useful recently erected garden shed set in one corner. From the alternate side of the property is a further path to allow you to walk around the property completely and access to a path to the side which leads to the bus stop and close by corner shop on Springfield Avenue.





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Ground Floor

All measurements are approximate and for display purposes only

General Information

Services:

Main Water, drainage and Electricity with warm air central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order
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Local Authority and Council Tax band:
Derbyshire Dales District Council - council tax band D

Directions:

What3words: legend.advising.dolly

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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