



Derby Road
Ashbourne



40 Derby Road
Ashbourne
Derbyshire
DE6 1BH



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This traditional extended three bedroom plus study semi detached property occupying a sizeable plot.

The house is conveniently located with the house sitting centrally within the grounds, having generous frontage providing ample off road parking to the front and access to the tandem garage/workshop. To the rear is a good sized garden including garden sheds and vegetable garden.

The accommodation would benefit from some upgrading but offers great scope for enhancement and extension (subject to necessary consent).

It briefly comprises on the ground floor; Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Dining Room, Utility Room. On the first floor is a landing with access to the three bedrooms, study and Family Bathroom

Asking Price:

£295,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The property is accessed into the Entrance Hall via the main front door having attractive stain glass window panel. The Entrance Hall provides access to the Sitting Room and WC with stairs rising to the first floor.

The Sitting Room has a lovely bay window to the front elevation overlooking the front forecourt with internal access door through the Dining Kitchen which has a range of matching wall and base units, sink and drainer and electric cooker point. There is a designated Dining area with a double glazed window to the rear overlooking the garden.

An internal door leads from the Kitchen into the rear Utility Room where the central heating boiler can be found and plumbing for a washing machine and access to useful storage cupboard having been the former coal store. There is an internal pedestrian access door providing access to the tandem garage and workshop with a further doors providing external access to the garden.



First Floor

The staircase leads from the Entrance Hall to the first floor landing where there is internal access doors to all three bedrooms, study and family bathroom.

Bedrooms One and Two enjoy a lovely outlook overlooking the large rear garden. The study and bedroom Three are both front facing looking over the driveway. The bathroom has a three piece bathroom suite comprising corner bath, corner shower cubicle, low flush WC and vanity wash hand basin.



Externally

The property sits back from the road with a large driveway and forecourt providing off road parking for a number of vehicles and access to the **Tandem Garage/Workshop** which has vehicular access door, power and lighting with workshop area to the rear and pedestrian access door to Utility Room.

The generous rear garden has a range of garden buildings including a timber shed, summer house and green house. The garden is enclosed by hedging with a paved patio area to the immediate rear, lawned garden with paved path leading further down the garden where the productive vegetable plot is found and further lawned garden at the foot of the garden.



General Information

Services:

Main Water, Electricity, Drainage and Gas are connected. Gas fired 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.

Local Authority and council tax band

Derbyshire Dales District Council Tel: 01629 761100

Council tax band - C

Viewings:

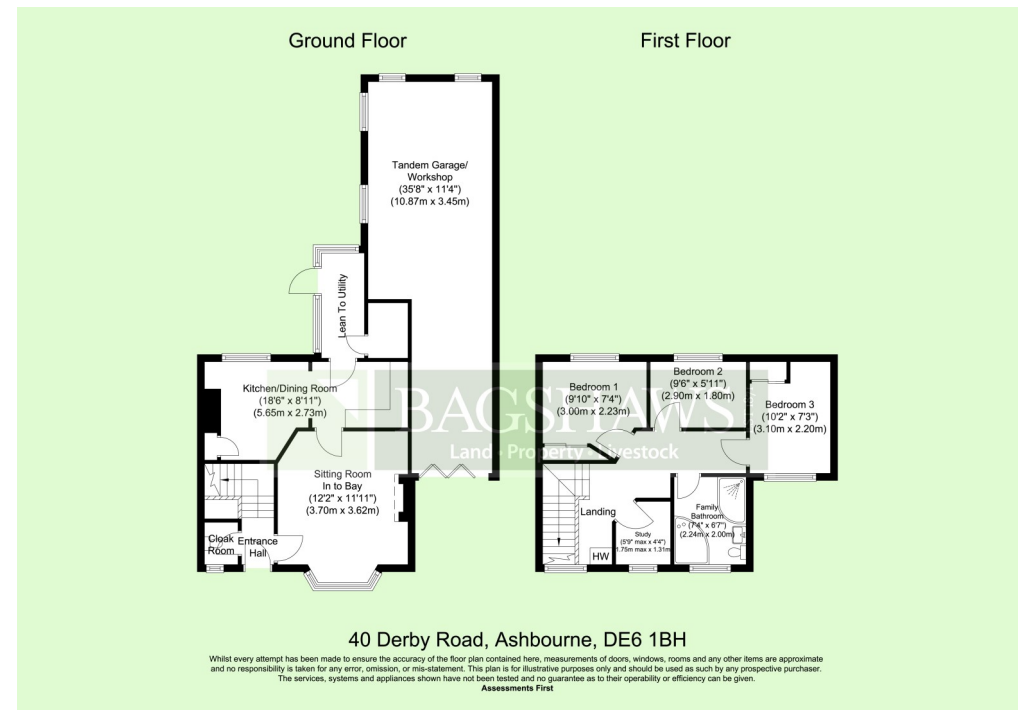
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions:

From Ashbourne town centre proceed out of the town on the Derby Road and up the Derby Hill, the property is found on the left hand side at the top of the hill clearly identified by the Bagshaws 'For Sale' board.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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