



Peak View Drive

Ashbourne



**55 Peak View Drive
Ashbourne
Derbyshire
DE6 1BR**



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This three bedroom detached property occupies a popular residential location and has sizeable gardens enjoying views to the rear beyond the town.

The accommodation would benefit from some modernisation and offers great scope for further enhancement.

Off road parking to the front and garage

Viewing essential to appreciate the plot size and potential on offer

No upward chain

Asking Price:

£325,000



Ashbourne Office - 01335 342201



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Ground Floor

The main double glazed access door leads into the **Entrance Porch**, providing useful hanging and boot space with door leading into the **Entrance Hall** which provides internal access doors to Lounge and Breakfast Kitchen.

The **Lounge** has double glazed window to front, stone fireplace with matching tv plinth and double doors through to **Dining Room** which has been extended to create this spacious reception room with double glazed window to the rear overlooking garden with views beyond the garden, through the woodland. Access from the Dining Room to **Breakfast Kitchen** having a range of wall, drawer and base units with work surface over, gas cooker with four ring gas hob, delightfully situated sink and drainer set under the window to the rear enjoying views across the garden. Understairs storage cupboard. Internal access door to Utility Room

Utility Room having a access door to both the front and rear, this could be used as an alternative everyday access. Having appliance space with plumbing for washing machine and dishwasher and further appliance space used for a freezer. Internal access door to **Cloakroom / WC** having low flush WC, and vanity wash hand basin.



First Floor

The staircase rises from the entrance hall to the landing with a window to side at the half landing. The landing provides access to all three double bedrooms Family Bathroom and separate WC.

Bedroom One is a front facing double bedroom used as a guest room with built-in cupboard. **Bedroom Two** was used as the main bedroom and is the biggest of the bedrooms enjoying a view to the rear over the garden, woodland and views beyond. **Bedroom Three** is again a double bedroom which is rear facing and enjoys the views over the garden, with the woodland and surrounding countryside beyond, to one wall is a large fitted wardrobe with sliding doors providing useful hanging and shelf storage.

Family Bathroom is fitted with a panelled bath with shower screen and shower over and wash hand basin, with obscured window to front. **Separate WC** with low flush WC and obscured window to front.



Externally

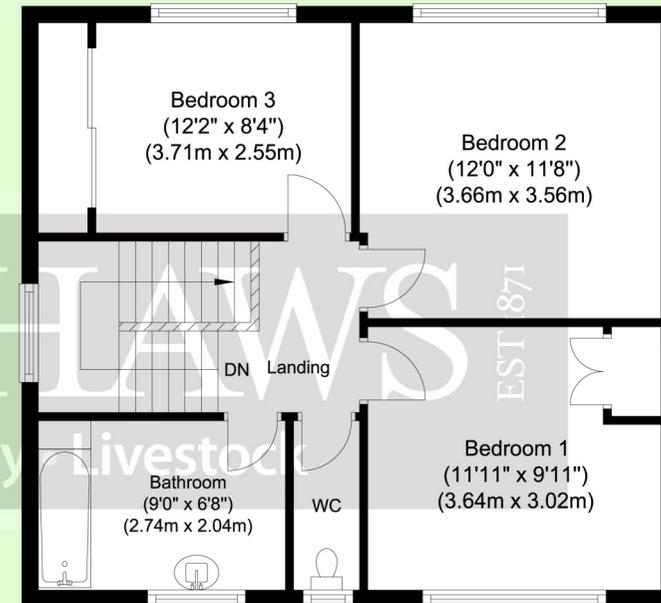
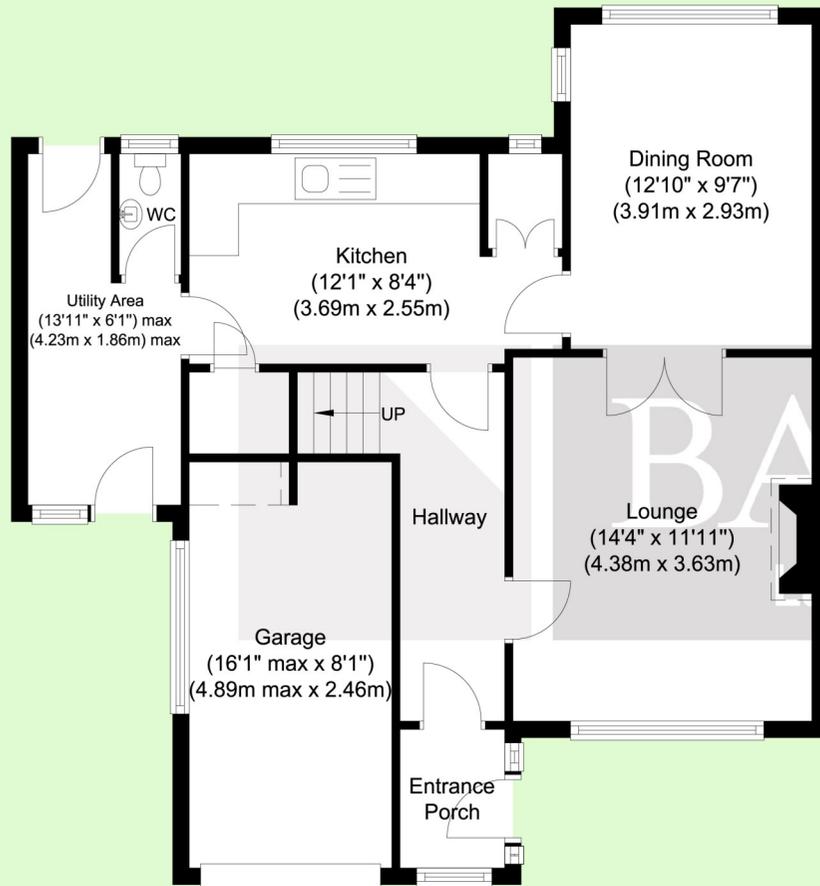
The property has a driveway to the front providing parking for a number of vehicles and access to the **Garage** which has up and over door, power and lighting. Adjacent to the drive is a curved lawned garden with pedestrian gate to side providing access to the rear.

The rear garden is a particular feature of the property given its surprising size. It has a paved patio to the immediate rear with steps leading down to the lawned garden having a range of flower and shrub borders with greenhouses and garden shed providing useful storage. The garden then continues to descend into the woodland area which leads to the Derby Road at the rear. Lovely views are enjoyed through the woodland across the town to surrounding countryside beyond.



Ground Floor

First Floor



55 Peak View drive, Ashbourne DE6 1BR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

The property benefits from mains electricity, water and drainage. Gas 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.

Agents Note:

Remedial work to the rear extension was carried out in 2021 and certification provided. Further details available on request from the agent.

Local Planning Authority:

Derbyshire Dales District Council— 01629 761100

Council Tax Band – D

Directions:

What3words:///socialite.puddles.nips

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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