



110 The Green Road, Ashbourne, DE6 1EE

 Parker
Hall

An attractive traditional semi detached home set on the outskirts of the scenic Peak District, benefitting from extended and beautifully presented interiors, three bedrooms and south facing gardens with stunning countryside views to the rear. Enjoying an enviable position within walking distance of the town centre of Ashbourne, this immaculate home comprises briefly traditional recessed porch, spacious reception hall, sitting room, spacious living and dining room and kitchen with integral appliances to the ground floor, with three bedrooms (two generous doubles) and a modern family bathroom set to the first floor. To the front, there is parking for around four to five vehicles and stunning south facing gardens extend to a superb size to the rear, enjoying a picturesque outlook over fields and rolling countryside. The property is serviced by mains gas central heating and is fully double glazed.

Set on the outskirts of the pretty market town of Ashbourne, the property lies within a desirable area affectionately known as the 'gateway to the Peak District' due to its close proximity to the Peak District National Park and surrounding Derbyshire sights. Just a short walk away in the town centre are a range of amenities including boutique shops, pubs, restaurants, convenience stores and the Queen Elizabeth Grammar School, with further supermarkets and the Ashbourne Golf Club just a few minutes' drive away. The town is well placed for travel on the A515, A52 and A50 and the commercial centres of Derby and Uttoxeter are within easy reach by either car or a public bus service running through the village, both offering further facilities and rail stations. The superb proximity to the Peak District is perfect for any lover of the outdoors, with notable sights reachable in a short drive including Dovedale, Carsington Water, Buxton Country Park and Pooles Cavern.

- Traditional Semi Detached Home
- Desirable Peak District Location
- Beautifully Presented & Extended
- Two Reception Rooms
- Breakfast Kitchen with Integral Appliances
- Three Bedrooms (Two Doubles)
- Modern Family Bathroom
- Parking & South Facing Gardens
- Stunning Views to Rear
- Queen Elizabeth Grammar Catchment

A character recessed porch leads to a bespoke oak entrance door featuring stained glass detailing. Opening into:

Reception Hall

A spacious welcome to this attractive home, having stairs rising to the first floor with storage beneath (housing the mains gas boiler), a window to the side and doors opening into:

Sitting Room 4.06 x 3.61m (approx 13'4 x 11'10) – max

A well presented reception room having bay window to the front and a traditional fireplace housing a San Remo multi fuel stove

Living & Dining Room 6.2 x 3.35m (approx 20'4 x 11'0)

Another beautifully presented and spacious reception room having double doors opening out to the rear gardens, Velux skylights providing plenty of natural light over the dining area and a Californian limestone fireplace with granite hearth housing a gas fire inset to Victorian style cast surround

Breakfast Kitchen 5.08 x 2.13m (approx 16'8 x 7'0) – max

The kitchen is fitted with a range of wooden wall and base units with complementary worktops over, housing inset composite sink with side drainer, space for a washing machine and integral appliances including a double oven, gas hob with extractor above, dishwasher and fridge freezer. The worktops extend to one side to create a breakfast bar and the kitchen has windows to the rear and side and a door to the side aspect. There is space for the kitchen to be extended slightly to the side (STPP)





Stairs rise to the first floor **Landing**, where there are windows to the side and doors opening into:

Master Bedroom 4.09 x 3.58m (approx 13'5 x 11'9)
A spacious principal bedroom having bay window to the front

Bedroom Two 4.01 x 3.48m (approx 13'2 x 11'5)
With a window to the rear enjoying views over the gardens, a playing field and countryside beyond

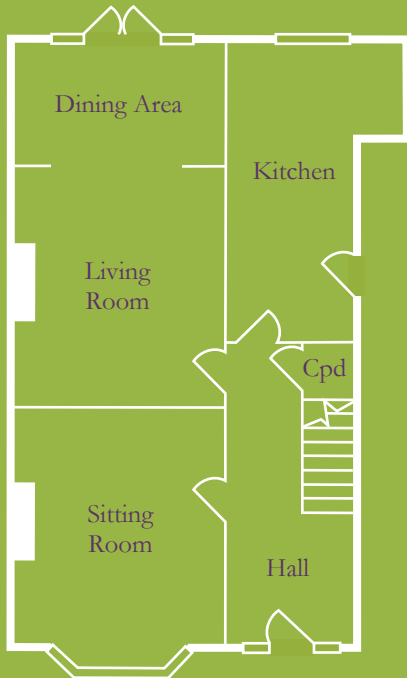
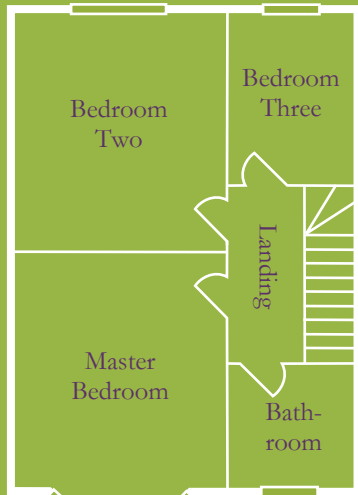
Bedroom Three 2.95 x 2.16m (approx 9'8 x 7'1)
Having a window to the rear with attractive views



Bathroom 2.03 x 1.91m (approx 6'8 x 6'3)
Having been refitted to a high standard, the bathroom comprise wash basin set to vanity unit, low level WC and bathtub with shower unit over, having limestone half tiling to walls, a chrome heated towel rail and an obscured window to the front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-64) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Outside

The property is set back from the road beyond a generous driveway providing parking for a number of vehicles. Gated access leads to the:

South Facing Gardens

Extending to a generous size, the rear garden is laid to an elevated patio, stocked flower beds and well tended lawns. A low fence allows for the stunning rural views to be appreciated and a gate opens directly out onto a playing field to the rear which is owned by the local school. There is a useful area for storage to the side of the property



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.