



66 The Green Road, Ashbourne, DE6 1EE



Offered with no upward chain is this traditional semi detached home set on the outskirts of the scenic Peak District, benefitting from spacious interiors, three bedrooms and south facing gardens. Enjoying an enviable position within walking distance of the town centre of Ashbourne, this traditional home retains many original features including leaded windows, stripped pine doors and a feature staircase and comprises briefly recessed porch, reception hall, dining room, extended lounge with open fire, kitchen and lean-to to the ground floor, with three bedrooms (two generous doubles) and a family bathroom to the first floor. To the front, there is parking for around three vehicles and immaculately tended south facing gardens extend to the rear, enjoying an open aspect over countryside beyond. The property is serviced by mains gas central heating which is assisted by a solar powered hot water system.

Set on the outskirts of the pretty market town of Ashbourne, the property lies within a desirable area affectionately named the 'gateway to the Peak District' due to its close proximity to Dovedale and the renowned Peak District National Park. 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
- No Upward Chain
- Desirable Peak District Location
- Original Features Throughout
- Two Reception Rooms
- Kitchen & Lean To
- Three Bedrooms & Bathroom
- Parking & South Facing Gardens
- Countryside Aspect to Rear
- Mains Gas Heating & Solar Powered Hot Water System
- Walking Distance to Ashbourne Town Centre & Amenities
- Queen Elizabeth Grammar Catchment

A character recessed porch with double entrance doors and quarry tiled flooring leads to the original entrance door feature leaded windows. Opening into:

Reception Hall

A spacious welcome to this attractive home, having staircase rising to the first floor with storage beneath and doors opening into:

Dining Room 3.98 x 3.61m (approx 13'0 x 11'10)

A well presented reception room having original stained glass bay window with secondary glazing to the front aspect and a brickwork fireplace with carved pine mantelpiece

Sitting Room 6.61 x 3.55m (approx 21'8 x 11'7)

Another spacious reception room having sliding doors out to the rear garden and an open fireplace (with working chimney) having carved pine mantle

Kitchen 4.19 x 2.12m (approx 13'9 x 6'11)

The kitchen comprises a range of cream wall and base units with oak worktops over, housing an inset sink with side drainer and spaces for appliances including fridge freezer, oven and washing machine. There are windows to two sides and the kitchen has quarry tiled flooring and a door out to the side into a useful:

Lean To 3.88 x 2.0m (approx 12'8 x 6'6)

Having doors to both the front and rear aspects





Stairs rise to the first floor **Landing**, where there is a window to the side and doors open into:

Master Bedroom 4.05 x 3.41m (approx 13'3 x 11'2)
A spacious principal bedroom having a fitted cupboard housing the cylinder for the solar powered

hot water and a window to the rear with pleasant garden and countryside views

Bedroom Two 3.61 x 3.36m (approx 11'10 x 11'0)
Another generous double room having a window to the rear front aspect

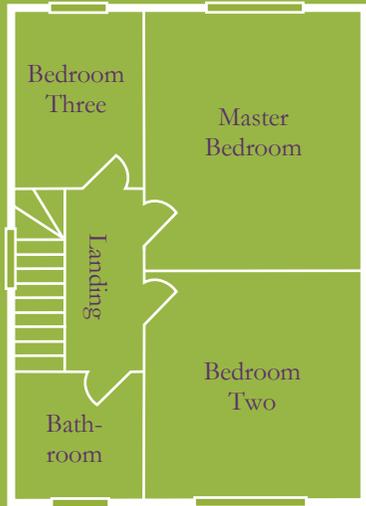


Bedroom Three 3.0 x 2.28m (approx 9'10 x 7'5)
Having a window to the rear with attractive views

Bathroom 2.06 x 2.06m (approx 6'8 x 6'8)
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower over,

having tiled splash backs, an obscured window to the front and a heated towel rail



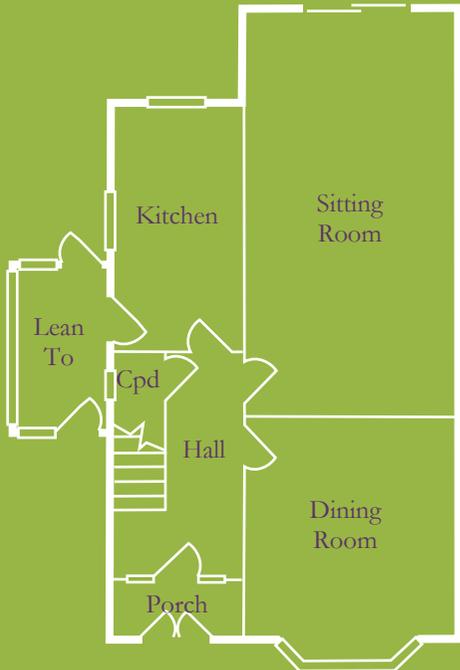


Outside

The property is set back from the road beyond a mature foregarden and a driveway providing parking for around three vehicles. There is access to the front of the property via a traditional recessed porch and a door to the side opens into the useful **Lean To**

South Facing Gardens

The rear garden extends to a generous size and is laid to two elevated terraces with a feature Archway and steps leading down to lawns housing a garden shed and greenhouses which are included in the sale. The garden enjoys much privacy to all sides and backs onto a playing field belonging to the local school, with open countryside beyond. There is exterior lighting and a water point



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.