



Belper Road, Ashbourne DE6 1BD

welcome to

Belper Road, Ashbourne

Situated in a popular and well-established residential area, this property enjoys a convenient position within easy reach of Ashbourne town centre. Offering a variety of local amenities, shops, cafes and schooling nearby.



Entrance Hall

Accessed via a UPVC double glazed entrance door with matching obscured window to the front elevation, the entrance hall provides a warm welcome into the home. Features include a central heating radiator, staircase leading to the first floor, smoke alarm, and an understairs storage cupboard housing the electricity meter. Doors lead through to the principal ground floor rooms.

Study

10' 10" x 7' 4" (3.30m x 2.24m)

A versatile room offering potential as a snug, playroom or occasional bedroom. A bay-fronted UPVC double glazed window provides plenty of natural light.

Lounge/Dining Room

18' 11" x 10' (5.77m x 3.05m)

A bright and spacious reception room perfectly suited to both relaxing and entertaining. UPVC double glazed French doors open directly onto the rear patio, allowing an abundance of natural light to flood the room. A charming cast iron multi-fuel stove set upon a tiled hearth with timber surround creates an attractive focal point, while there is ample space for both lounge and dining furniture.

Kitchen/Diner

13' 7" x 12' (4.14m x 3.66m)

The heart of the home, this impressive open-plan space is fitted with a comprehensive range of wall and base units complemented by contrasting work surfaces. Integrated appliances include a five-ring gas hob with extractor canopy above, built-in oven and grill, fridge, freezer, dishwasher, wine cooler and a one-and-a-half bowl composite sink with mixer tap. A central island provides additional preparation space as well as informal seating. Further features include ceiling spotlights, feature lighting, a vertical radiator, skylight, and a useful cupboard concealing the Worcester Bosch central heating boiler. A rear-facing window enjoys views over the garden.

Utility Room

9' 3" x 4' (2.82m x 1.22m)

Fitted with work surfaces and tiled flooring, the utility room provides space and plumbing for additional appliances. A front-facing window and side entrance door offer excellent practicality and convenient outside access.

Landing

With a side-facing obscured double glazed window, loft access hatch, smoke alarm and doors leading to all first-floor accommodation.

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)

A spacious principal bedroom benefitting from superb open views across adjoining countryside. The room features fitted wardrobes providing extensive storage, an original fireplace, central heating radiator and a rear-facing window making the most of the picturesque outlook.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

A generous double bedroom positioned to the front of the property, incorporating a built-in wardrobe, original feature fireplace, central heating radiator and front-facing window.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

A comfortable third bedroom with a rear-facing window enjoying attractive countryside views. Additional features include a central heating radiator and fitted roller blind.

Bathroom

Fitted with a stylish modern suite comprising a concealed cistern WC, vanity wash hand basin and panelled bath with rainfall-style shower and glazed screen. The room is finished with contemporary wall panelling, a chrome heated towel rail and an obscured front-facing window providing natural ventilation and light.

Garden/Exterior

Externally, the property boasts a lower-level parking area, an attractive terraced frontage, and a generously sized split-level rear garden featuring extensive patio seating areas, well-maintained lawns and mature planting, making it perfect for both family enjoyment and outdoor entertaining.



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welcome to

Belper Road, Ashbourne

- Three-bedroom family home
- South-facing rear garden backing onto open fields
- Versatile study/home office
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Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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