



£269,950

Ashover View, Westhouses DE55 5AR

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Detached Property
- Rare Property Listing
- Easy access to A38 and M1
- Village Location
- Near To Parks and Walking Routes
- Cul-De-Sac Location
- Rear Enclosed Garden And Patio
- Far Reaching Views

Property Description

Derbyshire Properties are pleased to present the rare opportunity to acquire this three bedroom detached property on popular residential estate. Located in quiet Cul de sac, just a stones throw away from local park and playing fields, the property would make the PERFECT family home. We anticipate high levels of early interest so recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Entrance Hall, WC, Kitchen, Lounge, Dining Room, Rear Hallway and Utility Room, whilst having the benefit of DOUBLE integral garage to the side. To the first floor you will find three sizeable bedrooms, two of which are doubles and a family bathroom.

Externally, the property boasts off road parking for multiple vehicles as well as a rear enclosed garden consisting of patio and lawned areas, perfect for entertaining or relaxing.

Entrance Hall

Accessed via UPVC front door with doors leading to WC, Kitchen and Lounge. Wall mounted radiator features as does carpeted flooring that continues up the stairs.

WC

Featuring mini vanity wash basin, low level WC and mini wall mounted radiator. The walls and flooring is tiled entirely and there is double glazed obscured window to the front elevation.

Living Room

18' 0" x 10' 7" (5.49m x 3.23m) Accessed via the Entrance Hall, the lounge benefits from a dual aspect with double glazed window to the front elevation and double glazed French doors to the rear elevation accessing rear enclosed garden. The centre point of the room is electric fireplace on raised hearth with decorative surround. Additionally, there are two wall mounted radiators. Door accessing Dining Room.

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m) Hosting a range of base cupboards and eye level units, the kitchen has roll top laminate work surfaces and tiled splashback to cover; Stainless steel one and a half bowl sink/drainage unit, gas oven and gas hob with overhead extractor hood. A breakfast bar has been cleverly integrated into the worktop and there is space for free standing fridge freezer and plumbing for dishwasher beneath counter top whilst a double glazed window is located to the front elevation. The gas central heating boiler is located in the kitchen. Access to Rear Hallway and Utility Area.

Dining Room

14' 1" x 8' 4" (4.29m x 2.54m) With two double glazed windows to the rear elevation, wall mounted radiator and carpeted flooring.

Rear Hallway/Utility

8' 1" x 5' 10" (2.46m x 1.78m) Fitted with power and plumbing for appliances including washing machine, tumble drier and fridge, the Utility space benefits from tiled flooring, Belfast sink, integrated storage closets and double glazed UPVC conservatory structure with double glazed UPVC door accessing the rear enclosed garden.

Double garage/workshop

10' 11" x 5' 7" (3.33m x 1.70m) Accessed via the main house this double Garage/Workshop comes equipped with light and power, a wealth of shelving for storage and electric steel roller doors for a modern look. Currently separated into three different areas, it proves to be a very useful space.

First Floor

Landing

This carpeted landing provides access to Bedroom One, Two, Three and the Family Bathroom. The loft hatch can also be accessed here and there is a double glazed window to the rear elevation with far reaching views.

Bedroom One

11' 3" x 9' 2" (3.43m x 2.79m) With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and full width built in wardrobes with mirrored sliding doors. There is an additional storage closet with hanging and shelving capacity.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m) With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and additional storage closet with hanging and shelving capacity.

Bedroom Three

7' 11" x 7' 7" (2.41m x 2.31m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Bedroom Three boasts far reaching views over local playing fields and park.

Bathroom

7' 10" x 6' 4" (2.39m x 1.93m) A five piece suite to include; Bath, walk in shower, low level hand wash basin, toilet and bidet. The Bathroom benefits from entirely tiled walls, wall mounted heated towel rail, vinyl flooring, ceiling extractor unit and double glazed obscured window to rear elevation.

Outside

Externally, the property boasts off road parking for multiple vehicles as well as a rear enclosed garden consisting of patio and lawned areas, perfect for entertaining or relaxing. Wonderfully situated by cut through to local playing fields and park.

Council Tax

We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce

identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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