



£265,000

Mill Lane, Ashbourne DE6 3AS

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Charming three-bedroom semi-detached home with garage
- Situated in a peaceful cul-de-sac in the sought-after village of Shirley
- Well-maintained and presented throughout with no upward chain
- Ideal for first-time buyers, downsizers, or investors seeking rental income
- Convenient access to A52, Ashbourne amenities, and Peak District National Park
- Three well-proportioned bedrooms and family bathroom
- Mature, landscaped south-facing garden featuring lawn and water feature
- Double glazing throughout, air-source heat pump and solar panels

## Property Description

Derbyshire Properties are pleased to offer this charming three-bedroom semi-detached home with a garage, located in the idyllic village of Shirley, just a short drive from Ashbourne in the heart of the Derbyshire Dales. Offered for sale with no upward chain, this well-maintained property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking immediate rental income. Situated in a quiet cul-de-sac on The Crescent, the home benefits from excellent transport links via the A52, nearby reputable schools, and close access to the Peak District National Park and Ashbourne's local amenities, making it a highly desirable location for families and professionals alike.

## Main Particulars

Derbyshire Properties are pleased to offer this charming three-bedroom semi-detached home in the idyllic village of Shirley, just a short drive from Ashbourne in the heart of the Derbyshire Dales, offered for sale with no upward chain.

Situated in a quiet cul-de-sac on The Crescent, the home benefits from excellent transport links via the A52, nearby reputable schools, and close access to the Peak District National Park and Ashbourne's local amenities, making it perfect for first-time buyers, downsizers, or investors seeking immediate rental income, this well-maintained property presents an excellent opportunity in a highly desirable location.

Extending to approximately 836 sq ft, the property is presented in excellent condition throughout. A bright conservatory creates a seamless connection to the open-plan kitchen and lounge. The kitchen boasts a stylish country-inspired design with wooden worktops, tiled splashbacks, and integrated gas hob and electric oven. The spacious living and dining area is warm and inviting, featuring a multi-fuel stove, bay window, and French doors opening onto a mature, south-facing garden—ideal for both relaxing and entertaining.

Upstairs offers three well-proportioned bedrooms. The principal bedroom overlooks the peaceful garden, while the second double enjoys scenic village views. The third bedroom is currently used for storage but could easily be adapted as a nursery, home office, or single bedroom. A modern family bathroom with bath and overhead shower completes the accommodation.

The south-facing garden is a standout feature, beautifully landscaped with lawn, flower beds, and a tranquil water feature pond—perfect for those who appreciate outdoor space. Additional benefits include a garage, double glazing and gas central heating throughout. The property has been improved over recent years with the addition of solar panels, with additional batteries for extra storage, and air source heating, making it energy efficient.

### Location

Located in the peaceful and picturesque village of Shirley, The Crescent offers the perfect blend of rural charm and convenient access to local amenities. Nestled within the scenic Derbyshire Dales, Shirley provides a friendly community atmosphere with excellent schools, local shops, and recreational facilities close by. The property benefits from strong commuter links via the nearby A52, making Ashbourne just a short drive away, where a wider range of shops, restaurants, and services can be found. Outdoor enthusiasts will appreciate the close proximity to the stunning Peak District National Park, offering abundant opportunities for walking, cycling, and exploring the great outdoors. This location is ideal for families, professionals, and anyone seeking a tranquil yet well-connected lifestyle.

### Ground Floor

#### Sun Room / Entrance

2.69m x 1.23m (8' 10" x 4' 0")

The property is entered through a uPVC double-glazed porch/conservatory, offering space for coats & boots. Featuring a practical tiled floor, this charming space floods the interior with natural light and creates a seamless transition into the open-plan kitchen and lounge.

#### Open-Plan Kitchen

6.55m x 2.4m (21' 6" x 7' 10")

A fully glazed door opens into the breakfast kitchen, providing a clear view through to the front garden and allowing natural light to flood the space. This is further enhanced by a uPVC double-glazed window at the opposite end, overlooking the rear garden. The country-style kitchen is fitted with a range of base and eye-level units topped with wooden work surfaces, featuring a Belfast sink and tiled splashbacks. Appliances include an integrated fridge, built-in oven, four-ring gas hob with extractor hood, and space for an under-counter freezer. The adjoining living and dining area boasts wood panelling on one wall and stairs rising to the first floor.

#### Open-Plan Living Dining Room

6.53m x 3.23m (21' 5" x 10' 7")

The spacious lounge/diner enjoys a bright double aspect, with a uPVC double-glazed window to the front and matching French doors opening onto the rear garden. The room offers generous space for both seating and dining, featuring a cosy log-burning stove and built-in shelving that adds character and practicality.

#### First Floor

##### Landing

##### Bedroom One

3.66m x 2.98m (12' 0" x 9' 9")

With a double-glazed window to the rear elevation, offering the garden.

##### Bedroom Two

3.18m x 2.74m (10' 5" x 9' 0")

With a double-glazed window to the front elevation, offering pleasant village views.

##### Bedroom Three

2.81m x 2.48m (9' 3" x 8' 2")

Currently used as a utility space with storage shelving, this versatile room includes a built-in cupboard housing the heating and hot water system and can easily serve as a bedroom, nursery, or home office.

##### Bathroom

2.00m x 1.64m (6' 7" x 5' 5")

The family bathroom features full-height tiling on select walls and a modern three-piece suite comprising a low-flush WC, wall-mounted wash basin, and a "P"-shaped bath with overhead shower. Additional highlights include a chrome heated towel rail and a double-glazed uPVC window to the side, combining style with practicality.

External

Garage

4.81m x 2.43m (15' 9" x 8' 0")

Outside

The property is accessed via a shared pathway leading to gated entry into the fully enclosed front garden, which is mainly laid to lawn and enhanced by flower beds, herbaceous borders, and a charming fish pond.

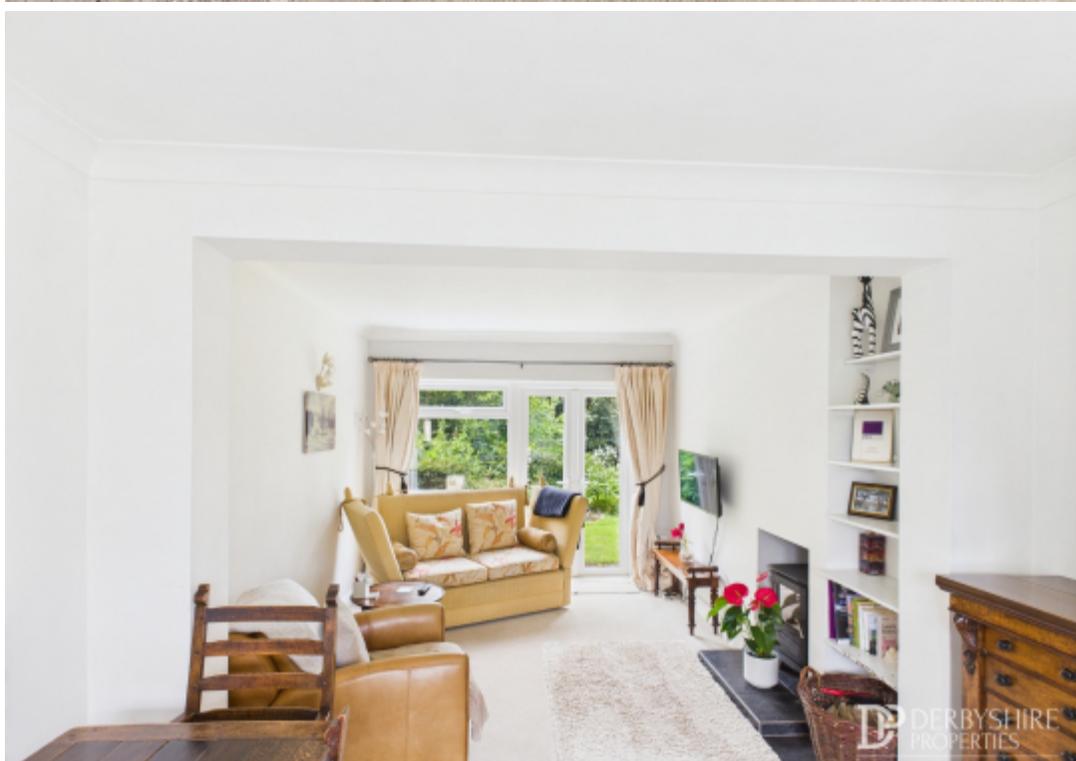
To the rear, the fully enclosed garden enjoys a south-facing aspect and, despite backing onto a lane, benefits from an elevated position that offers a good degree of privacy, complemented by a tree-lined backdrop. The garden is beautifully landscaped with lawn, herbaceous borders, a smaller pond, and a paved patio area—creating a tranquil outdoor space ideal for relaxation and entertaining. Additional features include a garage, adding to the property's practical appeal.

Additional information

The property benefits from the addition of solar panels, with additional batteries for extra storage, and air source heating, making it energy efficient.

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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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