



£200,000

Ashcombe Gardens, Derby DE21 2LD

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern 2 Bed Semi-Detached Property
- Unusually Large Corner Plot Position
- Conservatory/Utility/Shower Room
- Parking For 4-5 Cars
- Low Maintenance Private Gardens
- Quiet Cul De Sac Location
- Ideal First Home
- Council Tax Band A



## Property Description

Located within the popular suburb of Oakwood, Derby, is this extended two-bedroom modern semi-detached property occupying a generous corner plot position.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented and extended two-bedroom semi-detached home, situated on an unusually large corner plot. The accommodation briefly comprises a living room, fitted kitchen, and conservatory incorporating a ground-floor shower room and utility area. To the side elevation, there is a practical storage lean-to.

On the first floor, a landing provides access to two bedrooms and a family bathroom. Externally, the property occupies a particularly spacious corner plot, offering multiple parking spaces, a low-maintenance frontage, and private gardens to both the side and rear elevations, which are not overlooked and enjoy a high degree of privacy.

This property would be ideal for a first-time buyer or a young family taking their first steps onto the property ladder. An early internal inspection is strongly recommended to avoid disappointment.

### Ground Floor

#### Living Room

Accessed via a double-glazed sealed unit door from the front elevation, this light and airy reception room features a staircase to the first-floor landing with useful under-stairs storage alcove, vinyl wood effect flooring, TV point, wall-mounted radiator, double-glazed window to the rear elevation and a wall-mounted electric fire.

#### Kitchen

Comprising a range of wall and base-mounted matching units with roll-top work surfaces incorporating a large stainless-steel sink and drainer with feature tap. Under-counter space and plumbing for a dishwasher, integrated double oven, four-ring gas hob with pull-out extractor hood above, space for fridge/freezer, breakfast bar area, TV point and modern vertical wall-mounted radiator. Double-glazed window and door to the rear elevation providing access to the conservatory.

#### Conservatory/Utility/Shower Room

Constructed with a brick base and UPVC units with a pitched roof. Vinyl tile-effect flooring, wall-mounted radiator and decorative wall lighting. The utility area comprises base-mounted storage cupboards, worktop and sink. Incorporated within the conservatory is a modern shower room comprising WC and contemporary shower enclosure with wall-mounted electric shower and attachment. Fully tiled walls and flooring, double-glazed obscured window to the rear elevation and wall lighting.

#### Lean To

A convenient addition offering dual access through the property, providing practical storage for coats and boots, complete with electric lighting and durable vinyl flooring

### First Floor

#### Landing

Accessed from the living room, with ceiling-mounted loft access point and double-glazed window to the side elevation.

#### Bedroom 1

With two double-glazed windows to the front elevation, vinyl wood effect flooring, fitted wardrobes and wall-mounted radiator.

#### Bedroom 2

Double-glazed window to the rear elevation, vinyl wood effect flooring and wall-mounted radiator.

#### Bathroom

Modern three-piece suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower and attachment over, complete with folding shower screen. Double-glazed obscured window, floor covering and wall-mounted radiator.

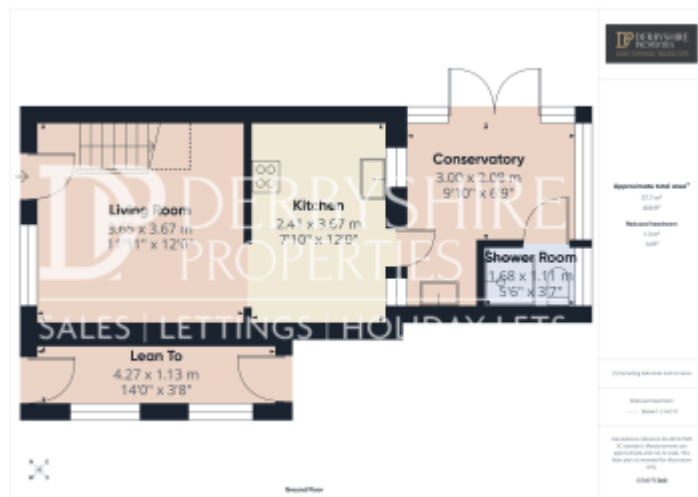
#### External

#### Outside

The property occupies a generous corner plot and benefits from a low-maintenance tarmac frontage providing parking, alongside a driveway offering additional parking space. The side garden is mainly laid to lawn, enclosed by timber fencing, and includes a handy garden shed. The rear garden features a low-maintenance Astroturf lawn with raised flower beds, an outside tap, and lighting, all fully enclosed by timber fencing, creating a private and easy-to-maintain outdoor space

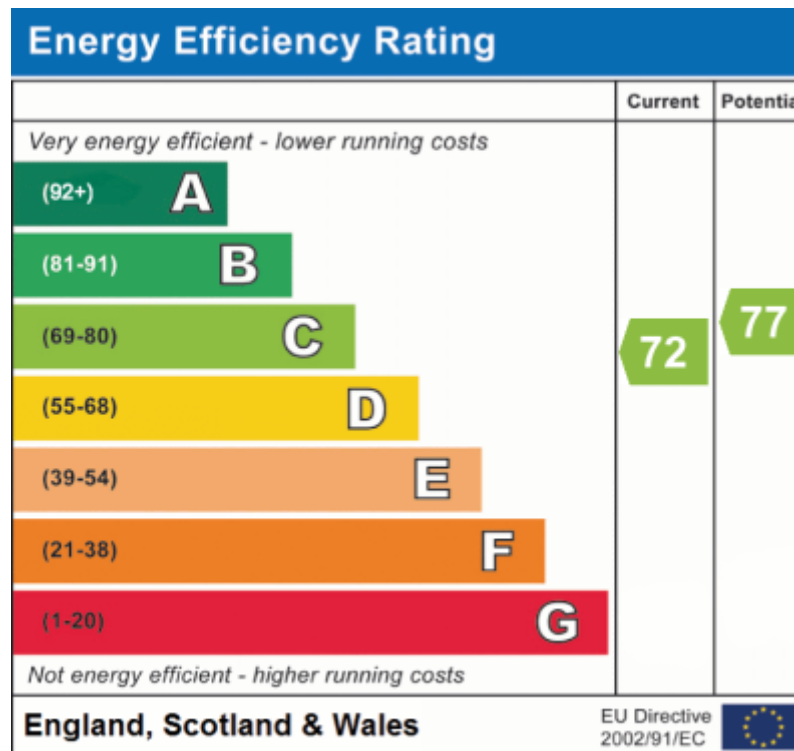






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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