



65 Belper Road, Ashbourne, DE6 1BD

£900 Per month

Spacious three bedroom semi-detached property featuring living room, kitchen diner, conservatory and shower room to the ground floor and three bedrooms and family bathroom to the first and second floors. The property also benefits from off-road parking, a garage and a generous rear garden. Conveniently located close to Ashbourne town centre and with the Peak District within easy reach.

CALL US TO ARRANGE A VIEWING BETWEEN 9AM - 9PM 7 DAYS A WEEK!

Denise White Agent Comments

A well-presented three bedroom semi-detached home offering spacious accommodation arranged over three floors. The property features a bright and welcoming layout, including a generous living room, modern kitchen diner, ground floor shower room and conservatory, along with three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking, a garage and a good-sized rear garden with patio area and lawn, providing excellent outdoor space for families and entertaining.

This property is deal for tenants wanting a spacious, versatile family home with outdoor space, parking and excellent access to both local amenities and countryside walks.

Hall, Stairs and Landing

Entrance hall with access to the living room and carpeted stairs leading to two bedrooms and the family bathroom.

Living Room

12'4" x 12'9" (3.78 x 3.91)



Bright, neutrally decorated living room with a feature fireplace. Double glazed upvc window and gas central heating radiator. Door leading to the kitchen diner.

Kitchen Diner

9'3" x 19'3" (2.83 x 5.88)



Spacious and well-presented kitchen diner featuring a range of base and wall units, wood-effect LVT flooring and space for a dining table. Neutrally decorated with tiled splashbacks and a feature electric fireplace, with access to the conservatory, shower room and a useful understairs storage cupboard.

Downstairs Shower Room

5'5" x 5'11" (1.66 x 1.82)



Modern ground floor shower room with contemporary vanity and storage units, complete with a large shower cubicle with thermostatic shower, WC and wash hand basin.

Conservatory

13'1" x 7'0" (3.99 x 2.15)



Double glazed uPVC conservatory with door leading to the rear garden and a gas central heating radiator.

Bedroom One

12'3" x 10'2" (3.75 x 3.10)



Spacious double bedroom to the front, finished with neutral décor and carpeted flooring, with a double glazed uPVC window and gas central heating radiator. Provides access to the stairs to bedroom three.

Bedroom Two

8'7" x 11'10" (2.62 x 3.62)



Another double bedroom to the rear, finished in neutral tones with carpeted flooring, a gas central heating radiator and a double glazed uPVC window.

Family Bathroom

6'5" x 8'5" (1.97 x 2.57)



First floor bathroom with partially tiled walls, featuring a bath with handheld shower attachment, WC and pedestal wash hand basin, along with a towel radiator, double glazed uPVC window and airing cupboard.

Bedroom Three

13'4" x 13'1" (4.08 x 4.01)



Good sized second floor room, accessed via bedroom one, featuring carpeted flooring and a Velux window. Please note the room has sloped ceilings.

Outside



To the front is a driveway with a lawn area to the side. To the rear, the property benefits from a patio area, garage and a generous lawn.

Location

Situated on Belper Road, the property enjoys a convenient position within easy reach of local amenities, including shops, schools and everyday conveniences. With Ashbourne town centre nearby, offering a wider range of supermarkets, independent retailers, cafés and leisure facilities, along with regular public transport links.

The surrounding area provides a mix of countryside and village living, with nearby green spaces, walking routes and access to the Peak District, making it ideal for those looking to enjoy both convenience and outdoor lifestyle.

Holding Deposit

A holding deposit equivalent to one week's rent (£207) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£1035) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Tenure: Freehold

Services: Mains gas, electric and water.

Council Tax: Derbyshire Dales Band C

EPC Rating: D

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

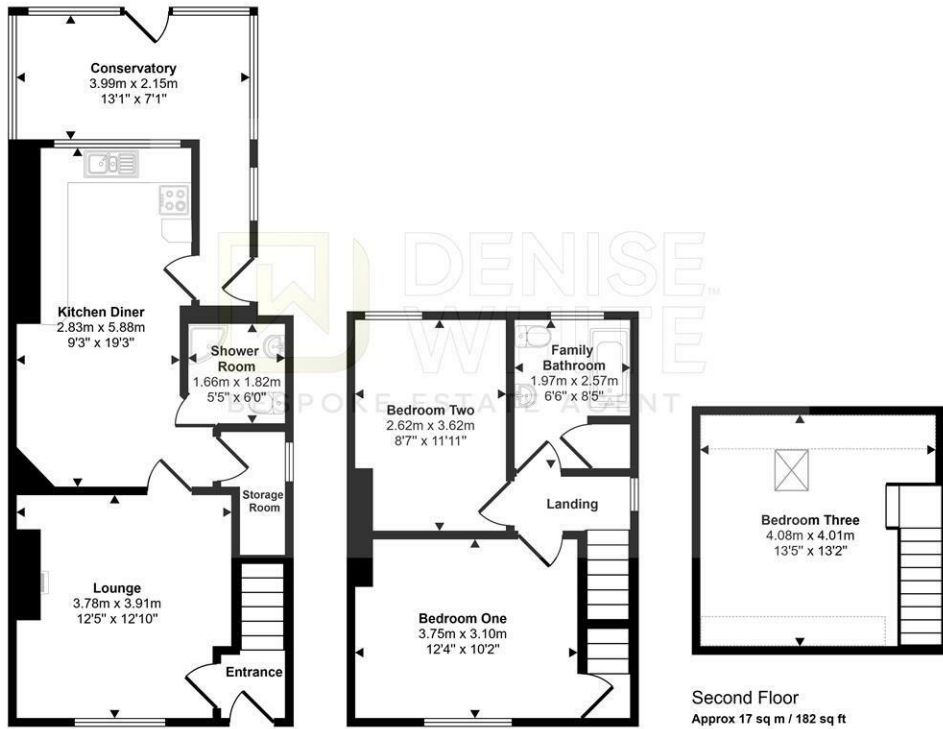
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and

independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 54 sq m / 579 sq ft

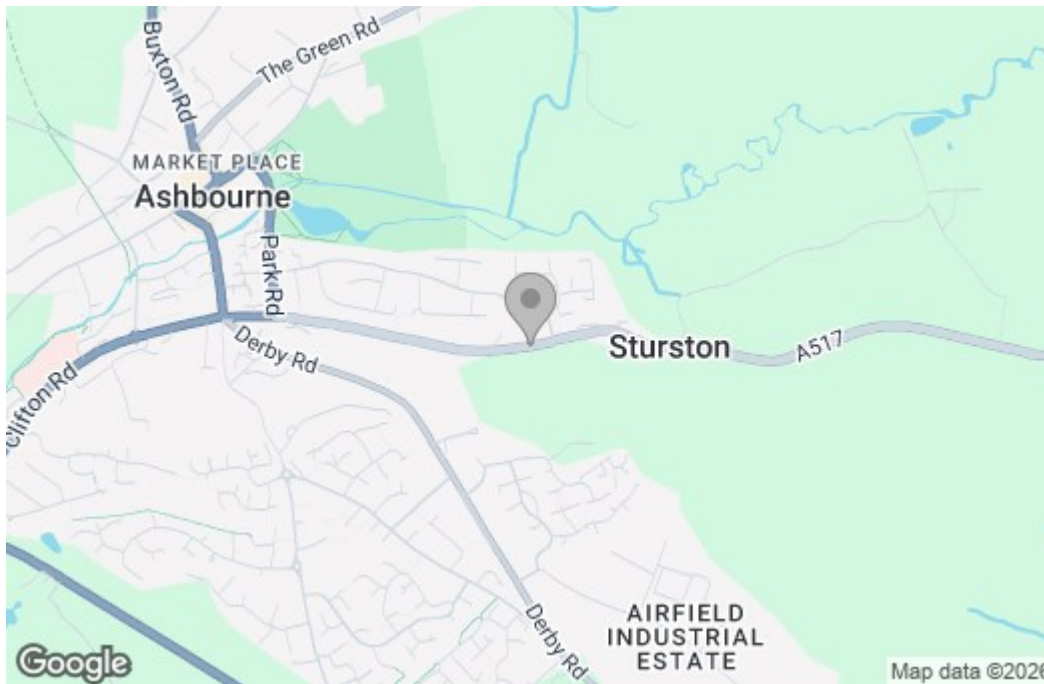
First Floor
Approx 32 sq m / 345 sq ft

Second Floor
Approx 17 sq m / 182 sq ft

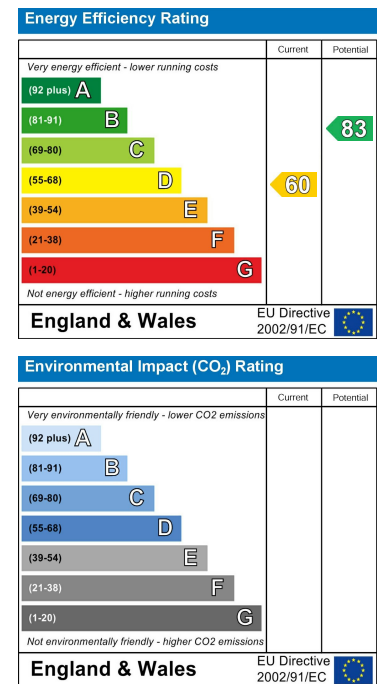
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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