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Situated in the heart of Ashbourne, this charming low-maintenance home is perfect for those seeking a peaceful retirement lifestyle without the constraints of a purpose-built retirement complex. The property benefits from a private and gated drive entry, ensuring security and exclusivity, with convenient parking to the front. Within walking distance of local amenities, it offers an open-plan living kitchen diner with modern fittings, two well-sized bedrooms, and a stylish shower room. A rear courtyard provides a private outdoor retreat, making this an ideal home for easy, stress-free living.



## Hallway

With a UPVC double glazed frosted front entry door leading into, with tiled flooring throughout, access into loft space via loft hatch, smoke alarm and internal doors leading to:

# Living/Dining Kitchen

With a UPVC double-glazed window to the rear elevation and a UPVC double-glazed door leading to the rear courtyard, the open-plan living space features a kitchen area that includes a range of matching base and eye-level storage cupboards and drawers with wood-block roll-top preparation surfaces, a stainless steel sink and drainer with a mixer tap, a four-ring electric hob with a matching extractor hood, an oven/grill, and space for freestanding under-counter white goods. Additionally, there is an electric central heating boiler, a central heating radiator, a TV aerial point, and an electrical consumer unit.

### Bedroom One

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Two

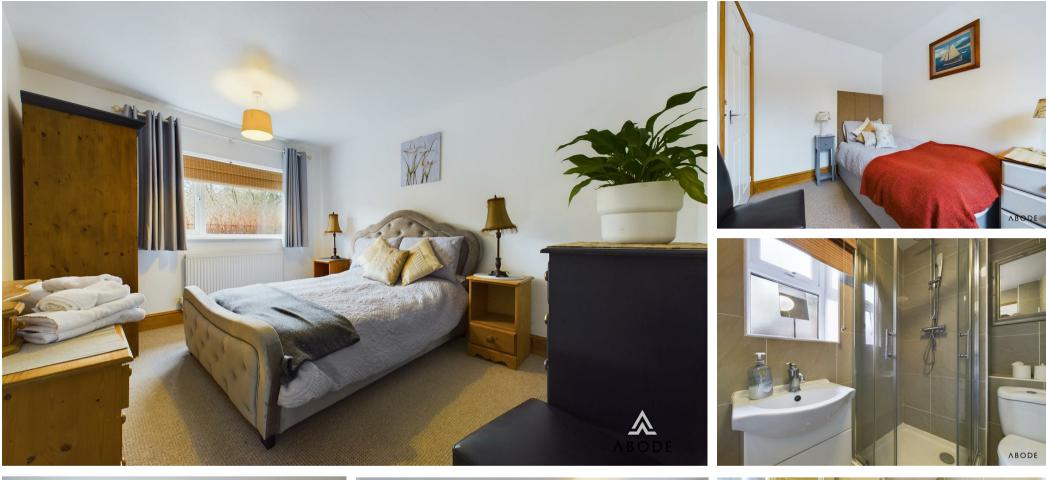
With a UPVC double glazed window to the front elevation and central heating radiator.

# Shower Room

Featuring a three-piece shower room suite, comprising a low-level WC with a continental flush, a walk-in shower cubicle with a shower, a wash hand basin with a mixer tap, complementary tiling on both the floor and wall coverings, a heated towel radiator, and an extractor fan.











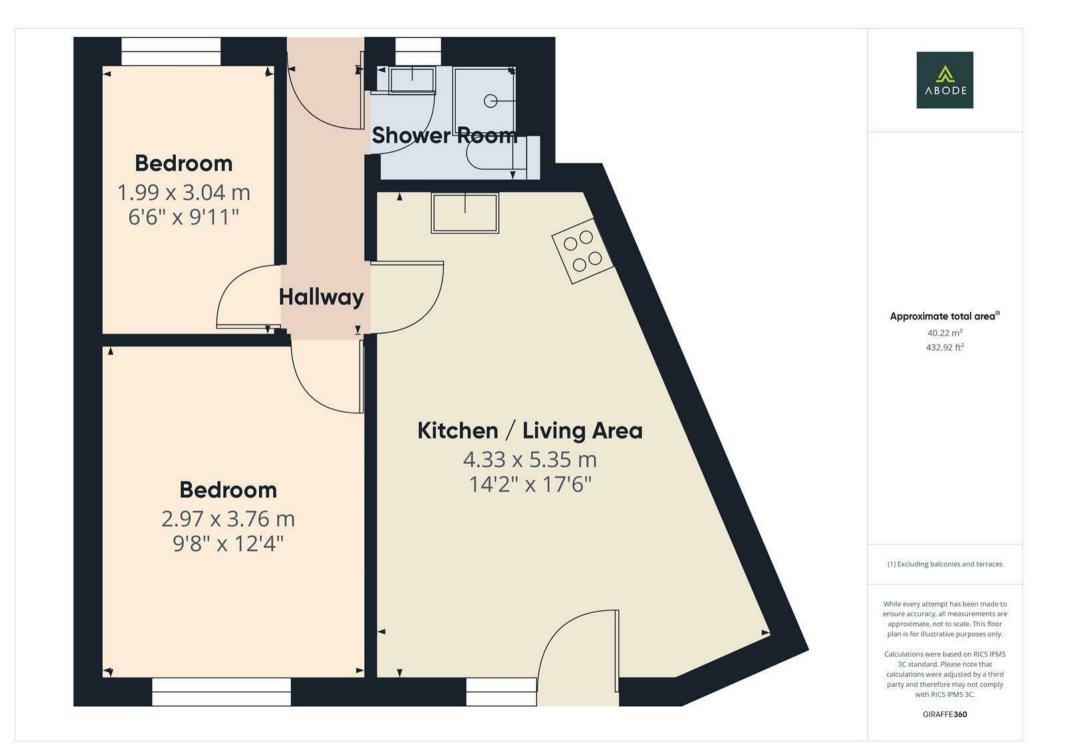


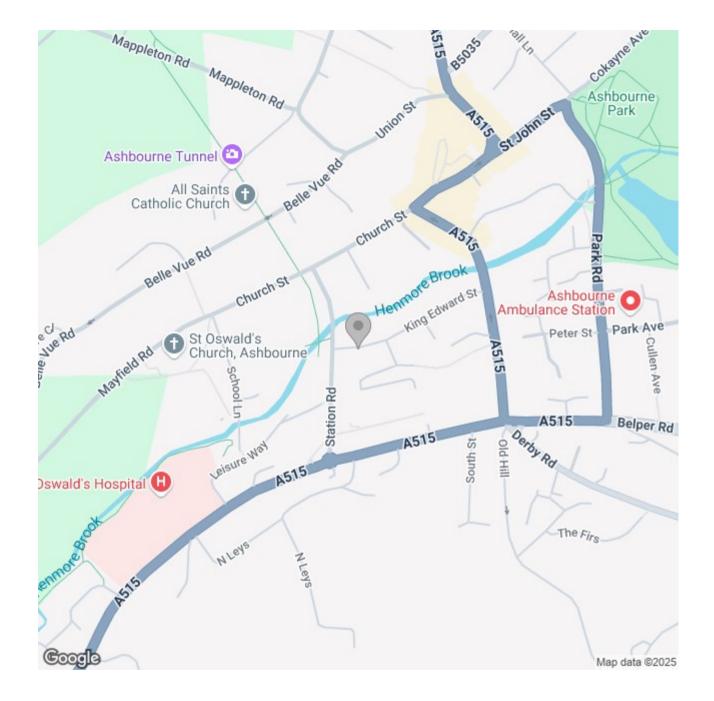






#### Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 82 В (81-91) C (69-80) 56 D (55-68) Ξ (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales







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