

Lambourne Avenue, Ashbourne, Derbyshire, DE6 1BP
£260,000





This charming property on Lambourne Avenue offers a deceptively spacious layout, perfect for a variety of buyers, including those seeking versatile living arrangements with both ground and first-floor bedrooms – ideal for families or elderly relatives. Available for sale with no upward chain.

Meticulously upgraded throughout, the home boasts modern kitchen and bathroom suites, ensuring it's truly move-in ready for the next owner.

Externally, the property features a large gravel driveway, offering ample off-road parking and is situated at the peaceful head of a quiet cul-de-sac, providing the perfect retreat. Inside, you'll find a welcoming hallway, two generously-sized ground-floor bedrooms, a stylish shower room, kitchen, a cozy lounge and a bright conservatory.

Upstairs, two further well-proportioned bedrooms and a contemporary three-piece bathroom suite complete the home.

Viewing by appointment only.



Hallway

With a staircase rising to the first floor landing with a useful under stairs study area, telephone point, smoke alarm, central heating radiator and internal panelled doors leading to:

Lounge

With a UPVC double glazed window to the rear elevation, central heating radiator, the focal point of the room being the gas fireplace with a timber Adam style surround and TV aerial point.

Kitchen

With a double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces, central heating radiator and a range of integrated appliances including a stainless steel sink and drainer with mixer tap, four stainless steel gas hob with matching extractor hood, oven/grill, in housing is the combination central heating gas boiler, space and plumbing for freestanding and under counter white goods, internal glass panel door lead to:

Conservatory

With UPVC double glazed windows to rear and side elevations, a UPVC double glazed rear entry door and a central heating radiator.

Shower Room

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall coverings, waterfall showerhead, chrome heated towel radiator and extractor fan



Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, and in housing is the electrical consumer unit and a further cupboard which houses the gas meter.

Bedroom

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







Landing

With smoke alarm, access into loft space via loft hatch, panelled internal doors lead to:

Bedroom

With a UPVC double glazed window to the rear elevation, built in eaves storage space and also a range of built-in wardrobes complete with hanging rails.

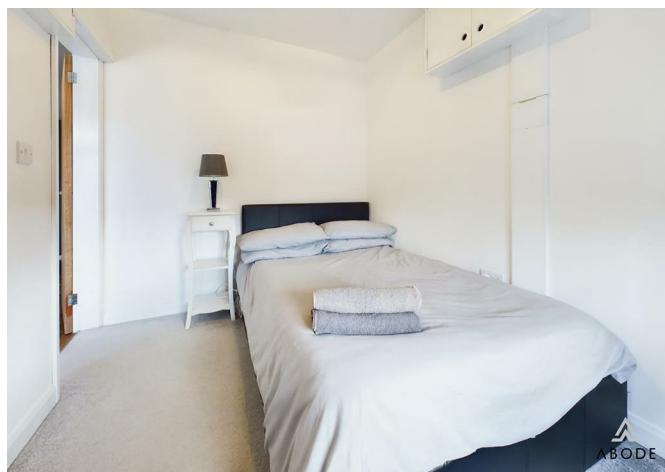
Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, eaves storage space and a useful built-in storage cupboard.

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a re-fitted three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with chrome mixer tap, panelled bath unit with electric shower over and complementary tiling to both floor and wall coverings, central heating radiator and useful storage cupboard.











ABODE



Approximate total area⁽¹⁾

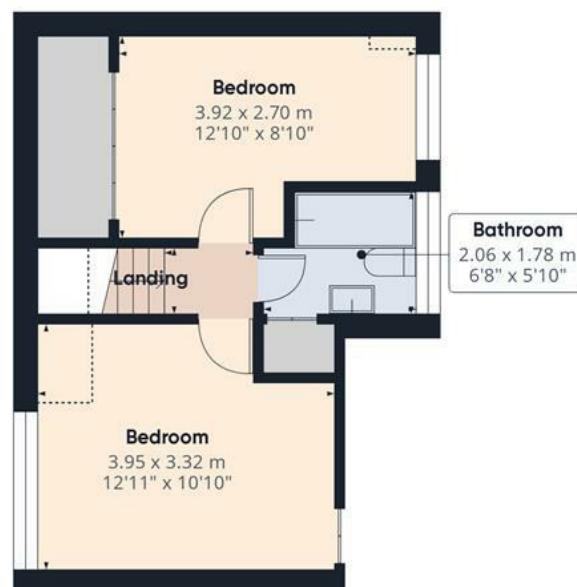
87.06 m²

937.12 ft²

Reduced headroom

1.76 m²

18.9 ft²



(1) Excluding balconies and terraces

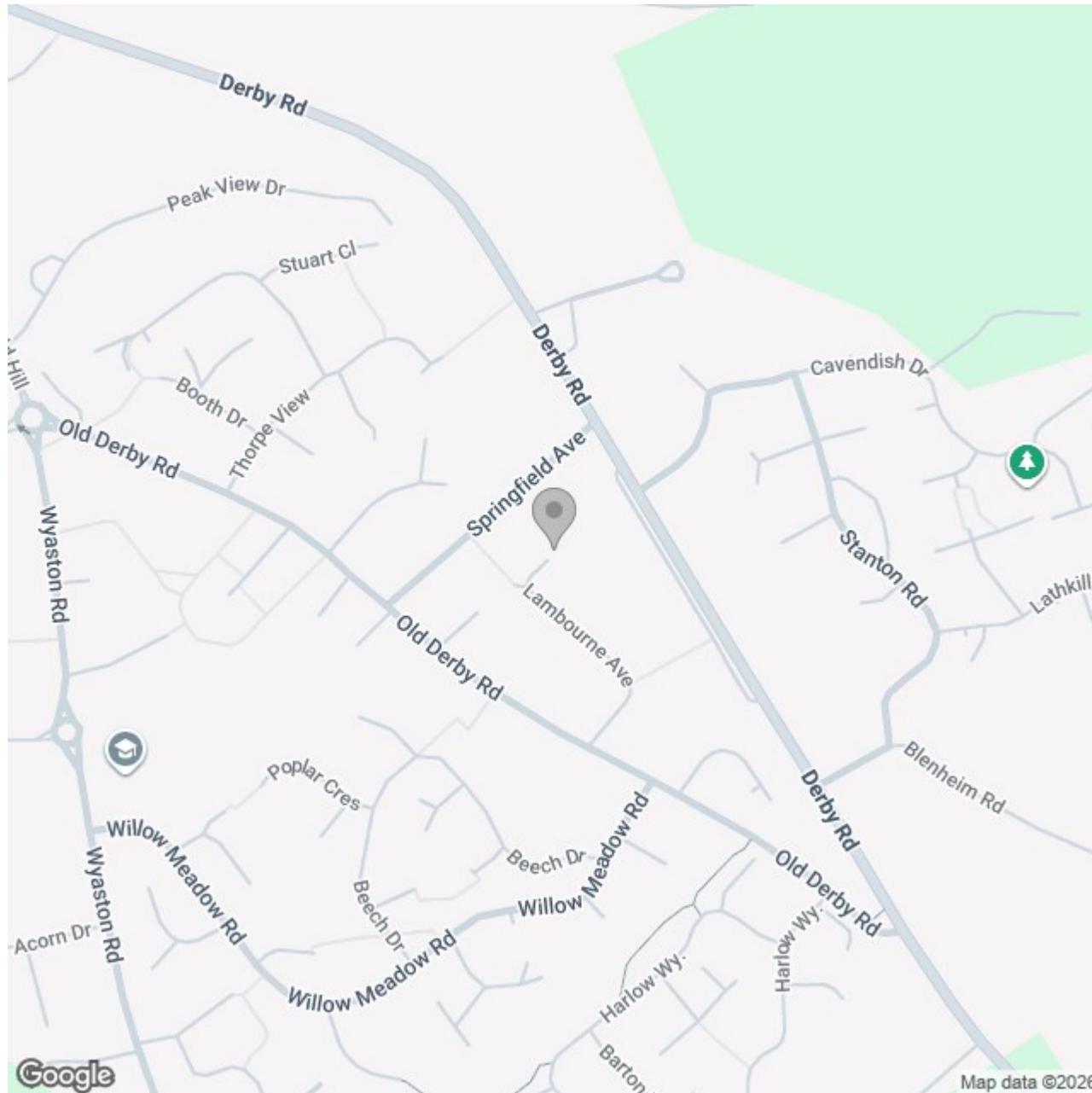
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

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