



North Avenue, Ashbourne DE6 1EZ

welcome to

North Avenue, Ashbourne

A 1950s detached house situated in a superb location, offering breathtaking views into the Mapleton Valley and the Peak District Hills, with a large rear garden adjoining farmland.

Entrance Porch

With oak door and double glazed windows to the front and side. A further door opens to the entrance hall which has a staircase to the first floor. Attractive oak herringbone floor, display shelving and ceiling cornice. Radiator.

Ground Floor Shower Room/W.C

Fitted with a white suite, chrome fittings including w.c, vanity wash basin and glass shower enclosure with Grohe thermostatic shower. Rear facing window. Towel rail.

Sitting Room

13' 11" x 11' 5" plus rear bay (4.24m x 3.48m plus rear bay)

There are front and rear facing double glazed windows, oak herringbone floor and a recessed multi- fuel fire. Ceiling cornice, radiator.

Dining Room

12' x 11' 3" (3.66m x 3.43m)

With oak herringbone floor front facing double glazed window and ceiling cornice. Radiator.

Dining Kitchen

24' 6" x 14' 7" max (7.47m x 4.45m max)

There is a comprehensive range of base and wall units in natural oak with granite work surfaces and a resin sink unit. Appliances by Bosch include an induction hob, double ovens and cooker hood. Integrated appliances include a Bosch dishwasher. The dining and living space has an oak boarded floor, double patio doors open to the rear stone terrace and there is a further side facing double glazed window. Recessed ceiling spotlights. Two radiators.

Utility Room

12' 3" x 7' 11" (3.73m x 2.41m)

Base and wall storage cupboards and work surfaces have a stainless steel sink unit and there is space and provision for three appliances including plumbing for a washer. There is a double glazed window to the rear and a double glazed door leading to the adjoining terrace. Radiator. Display shelf and coat pegs and door leading to integral garage.

First Floor Landing

Galleried landing with rear facing window. Fitted storage wardrobes and access to the roof space.

Master Bedroom L Shaped

23' 4" x 14' 8" (7.11m x 4.47m)

The bedroom area has a high ceiling and double glazed French doors that open onto the adjacent balcony. The dressing room has fitted wardrobes and drawers. Radiator.

Ensuite Shower Room/W.C

With white and chrome suite half ceramic tiled walls. The suite includes ... wash basin, w.c. and corner glass shower enclosure with Hans Grohe thermostatic shower. Side facing translucent double glazed window. Heated towel rail.

Bedroom Two

14' x 11' 5" (4.27m x 3.48m)

Measurements include fitted double wardrobes either side of the double bed recess. There are front and rear facing double glazed windows proving distant views and each with a radiator beneath.

Bedroom Three

11' 4" x 7' 8" (3.45m x 2.34m)

With front facing double glazed window and radiator.





Bedroom Four

12' x 8' 1" (3.66m x 2.46m)

With rear facing double glazed window, radiator and access to a roof space, which has lights, via an extending loft ladder.

Luxurious House Bathroom/W.C.

With a white suite and majority porcelain ceramic tiled walls. Comprising panelled bath with centre taps and a Hans Grohe thermostatic shower with rail for a curtain. There is a semi-pedestal wash basin and a wall hung w.c and bidet. There are front facing translucent double glazed windows and a dual fuel towel rail. Extractor fan.

Outside- Workshop

10' x 8' (3.05m x 2.44m)

An insulated workshop/ home office with power and light.

Gardens

The well-stocked rear garden contains blackcurrant, gooseberry and raspberry bushes, four apple trees, raised vegetable beds and a herbaceous border. There are also two garden sheds



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welcome to

North Avenue, Ashbourne

- A 4 bedroom detached house
- Large rear garden
- Substantially extended and modernised
- Generous parking
- Superb master ensuite bedroom with a balcony

Tenure: Freehold EPC Rating: C

£745,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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