



**Mayfield Road, Ashbourne DE6 1AR**



**welcome to**

**Mayfield Road, Ashbourne**

A superb mid terrace home which offers an open plan sitting room, fitted kitchen with built in appliances, utility room, two double bedrooms and a modern bathroom/wc. There is a delightful enclosed rear courtyard and parking for several vehicles to the rear. Close to Ashbourne Town Centre.



**Lounge:**

23' 2" x 12' ( 7.06m x 3.66m )

An outstanding spacious room with double glazed windows to the front and rear each with a radiator beneath. Oak laminate flooring. Within the measurements, a staircase leads to the first floor. Contemporary fireplace.

**Kitchen:**

8' 6" x 5' 8" ( 2.59m x 1.73m )

With a range of base and wall cabinets in high gloss white with steel rod handles and granite effect work surfaces which has ceramic tiled splashback. Built in appliances include a 3 ring gas hob with cooker hood above and electric oven beneath. There is space for a larder fridge/freezer. Wood laminate floor, radiator and a side facing double glazed window.

**Utility Room:**

7' 9" x 5' ( 2.36m x 1.52m )

Maximum overall measurements including base and wall cabinets with matching high gloss door with rod handles and granite effect work surfaces which have a ceramic tiled splashback. Plumbing for an automatic washing machine and dishwasher machine. Wall mounted Pro mains gas fired central heating boiler. Wood laminate floor and a UPVC door leads into the rear courtyard.

**First Floor Landing:**

A spacious landing area with radiator and access to a partially boarded roof space.

**Bedroom One:**

12' x 11' ( 3.66m x 3.35m )

With front facing double glazed sash style window with a radiator beneath. There is a cast iron fireplace which has been retained for decorative purposes.

**Bedroom Two:**

11' 10" x 6' ( 3.61m x 1.83m )

With rear facing double glazed window which has view over the courtyard and rear gardens. Radiator.

**Family Bathroom:**

8' 5" x 6' 5" ( 2.57m x 1.96m )

A modern white suite with chrome fittings which include a P shaped bath with curved shower screen and out of the wall bath fill with shower attachment, vanity wash hand basin with mono block with high gloss units and wc. Floors are ceramic tiled including a border tile and further built in high gloss storage cupboards, central heating chrome towel rail and double glazed translucent window. Extractor fan.

**Rear Garden:**

An attractive rear courtyard is railed and there is an iron picket gate to the rear opening out onto the garden and parking space. The garden and parking space are to the rear of the property.



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## Mayfield Road, Ashbourne

- Mid Terrace Property
- Open Plan Sitting Room
- Kitchen with Built In Appliances
- Two Double Bedrooms & Family Bathroom
- Rear Courtyard

Tenure: Freehold EPC Rating: D

**£155,000**



Please note the marker reflects the postcode not the actual property

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