



Springfield Avenue, Ashbourne DE6 1BJ

welcome to

Springfield Avenue, Ashbourne

This property has been recently updated ensuring a comfortable and modern living experience, thoughtfully designed and extended to provide spacious accommodation.



Entrance Hall

With upvc entrance door and double glazed windows to the side. A staircase turns to the first floor.

Under Stairs Cloak Cupboard

With radiator and coat pegs.

Ground Floor Cloakroom/w.c

Large ground floor cloakroom/w.c. with white and chrome suit including wash basin with storage beneath and w.c. Centrally heated chrome towel rail extractor fan and recess ceiling spotlights.

Sitting Room

12' 6" into bay x 14' 6" (3.81m into bay x 4.42m)

Double glazed five piece bay window that provides delightful views of the front gardens. There is a contemporary gloss granite fireplace with raised hearth and a gas fire. There is a radiator, wall light points and ceiling corners.

Extended Dining Kitchen

21' 10" overall x 18' (6.65m overall x 5.49m)

8 ft by 21 ft 10 plus 11 ft 10 by 10 ft 9 or max overall measurements are 21 ft 10 by 18 ft.

A superb L shaped open plan living dining kitchen as a full complement of light grey oak base and wall cabinets, with roll edged work surfaces which extend deep peninsular breakfast bar with seating beneath. Built in appliances include hob, integrated Hot Point and microwave oven above. Integrated larder fridge and freezer. There is an integrated Hot Point slim line, automatic dishwasher. The work surfaces have upstand a one and a half bowl resin sink unit with mixer tap. Wood laminate effect floor throughout. A very large dining area and seating area beneath a double glazed roof lantern. There are recess ceiling spotlights and the room enjoys dual aspect double glazed windows and almost full width double glazed sliding patio double doors to the adjacent south facing gardens. There are two radiators wall light

points and further built in storage cupboards.

First Floor Landing

Where there is access to roof space. Elegant turning staircase through to the first floor. Overhead a velux roof light provides plenty of natural daylight.

Bedroom One

10' 2" x 11' 3" (3.10m x 3.43m)

With front facing double glazed window with radiator beneath. Excluded from measurements are built in wardrobes 4 by 3 4

Bedroom Two

8' 9" x 8' (2.67m x 2.44m)

With rear facing double glazed window and radiator. Extensive fitted storage cupboards excluded from measurements.

Bedroom Three

10' 4" x 11' 10" (3.15m x 3.61m)

With rear facing double glazed windows which have a delightful southerly aspect with uninterrupted fire reaching views beyond garden. Radiator.

Bath And Shower Room/wc

Beautifully ceramic tiled in marble shades with limestone border tile. The white and chrome suit includes panelled bath with shower attachment, wash basin, part tiled with storage beneath and adjacent wc. There is a large glass and tile shower enclosure with recess shelving, thermostatic shower and side window. There is a further roof front facing double glazed window and double glazed roof light. Recess ceiling spotlights. Two multi fuel chrome towel rails.

Exterior And Gardens

Gated driveway with parking to the front. Driveway leads to the garage at the rear. Walled boundary to the front of the property. The patio is adjacent to the rear of the property and lawn laid to the end of the garden with established shrubs and trees.



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welcome to

Springfield Avenue, Ashbourne

- The property has been thoughtfully designed and extended to provide spacious accommodation
- Three double bedrooms
- Detached garage
- South facing gardens and an open view
- Open-plan dining kitchen

Tenure: Freehold EPC Rating: C

£345,000



Please note the marker reflects the postcode not the actual property

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