

# Manor Road, Ashbourne DE6 1EH



# welcome to

# Manor Road, Ashbourne

This property comprises of an Entrance Hall, Cloakroom, Lounge, Dining room/Snug, Kitchen diner, Four bedrooms a Family bathroom and a Shower room. Just meters from footpaths and open countryside and an easy stroll to the local park and town centre. Parking and single garage set in a quiet location.













## **Entrance Hall**

Door to side, window to front, laminate flooring

#### Cloakroom

Laminate floor, radiator, wc, window to front, tiling, wash basin,

#### Lounge

16' 6" max x 13' 2" max ( 5.03m max x 4.01m max ) Two radiators, window to front, feature fireplace housing a gas fire

### **Dining Room/Snug**

10' x 8' 9" ( 3.05m x 2.67m ) Laminate floor, radiator, window to rear

## **Kitchen Diner**

16' 6" max x 10' 1" max ( 5.03m max x 3.07m max ) Laminate floor, french doors to rear, radiator, shelving, wall base and drawer units, window to rear, stainless steel sink, plumbing for washing machine and dishwasher, free standing cooker, extractor, boiler

#### First Floor Bedroom One

13' 2" max x 10' 4" max ( 4.01m max x 3.15m max ) Cupboard with cylinder, laminate floor, fitted wardrobes, dressers, cupboard, shelves, window to front elevation, radiator,

### **Bedroom Two**

13' 7" x 8' 8" ( 4.14m x 2.64m ) Laminate floor, radiator, window to front elevation,

# **Family Bathroom**

Laminate floor, wc, wash basin, window to front elevation, radiator, bath, tiling

# Second Floor

#### **Bedroom Three**

10' 10" x 8' 9" (  $3.30m\ x\ 2.67m$  ) Radiator, window to rear elevation, wood floor, loft access

### **Bedroom Four**

10' 2" max x 9' 3" max ( 3.10m max x 2.82m max ) Laminate floor, radiator, window to rear elevation, fitted wardrobes

### **Shower Room**

Tiling, radiator, wc, wash basin, electric shower cubicle, window to rear elevation

## **Exterior And Gardens**

Front Garden - Gravel, plantings, path, outdoor lights, brick, timber boundaries, timber personal gates to side, tree Rear Garden - Patio, lawn, hedge boundary, gravel borders, outdoor light, plantings, flower bed, steps to side path, Tarmac driveway.

# Single Garage

18' 5" x 8' 11" (5.61m x 2.72m) With power and lights, consumer unit, manual up and over door.





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- No Upward Chain
- Detached
- Four Bedrooms
- Garage
- Spacious Family Home

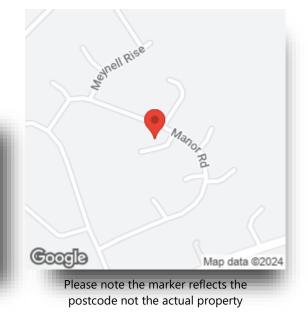
Tenure: Freehold EPC Rating: C

# £389,500









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