



**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.



**view this property online** [bagshawsresidential.co.uk/Property/ABN105989](http://bagshawsresidential.co.uk/Property/ABN105989)



welcome to

## Manor Road, Ashbourne

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

Tenure: Freehold EPC Rating: C

# £389,500



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN105989](https://www.bagshawsresidential.co.uk/Property/ABN105989)



Property Ref:  
ABN105989 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**