



Ashton Close, Ashbourne DE6 1TL

welcome to

Ashton Close, Ashbourne

This well presented detached home being sold with NO UPWARD CHAIN comprises of an entrance hall, guest cloakroom, lounge, kitchen/diner, landing area, master bedroom with ensuite, two further bedrooms, family bathroom. To the outside there is gardens to the front and rear with parking and garage.



Entrance Door:

Leading into...

Entrance Hall :

Having a central heating radiator, vinyl floor, cupboard, stairs, doors off to...

Guest Cloakroom:

Having vinyl flooring, central heating radiator, wc, wash basin with splashback, downlights.

Lounge:

15' 10" x 10' 10" (4.83m x 3.30m)

Having two central heating radiators, windows to front and side.

Kitchen / Diner:

15' 9" max x 10' 1" max (4.80m max x 3.07m max)

Having a central heating radiator, windows to the front and side, vinyl floor, French doors to garden, a range of wall, base and matching drawer units, stainless steel sink, integrated dishwasher, integrated washing machine, worktop, enclosed central heating boiler, gas hob, cooker hood, integrated fridge freezer, integrated double cooker.

Landing:

Having a window to the rear elevation, loft access, cupboard.

Bedroom One:

11' 2" x 10' 11" (3.40m x 3.33m)

Having central heating radiator, window to the side elevation,

Ensuite:

Having vinyl floor, heated towel rail, mains shower cubicle, wc, wash basin, window to the front elevation, tiling.

Bedroom Two:

12' 4" max x 9' 4" max (3.76m max x 2.84m max)

Having central heating radiator, window to the front elevation.

Bedroom Three:

9' 7" x 6' (2.92m x 1.83m)

Having central heating radiator, window to the side elevation.

Bathroom:

Having vinyl floor, tiling, bath, wc, wash basin, heated towel rail, window to the front elevation.

Exterior And Gardens:

The front of the property is predominantly laid to lawn with a variety of plantings along with mature shrubs and an outdoor light. The rear garden consists of a patio area along with a path leading from the patio to the side gate there is also brick and timber boundaries, outdoor tap, gravel borders, timber gate and an additional side path.

Single Detached Garage:

20' 4" x 10' 9" (6.20m x 3.28m)

Having a tarmac driveway with gravel borders leading to a single detached garage with a manual up and over door, power and lights.

Please Note:

Photos may have been taken using wide angle lens.



view this property online bagshawsresidential.co.uk/Property/ABN106158



welcome to

Ashton Close, Ashbourne

- NO UPWARD CHAIN
- Detached family home corner plot
- Master Bedroom with Ensuite
- Enclosed Gardens
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: B

offers in the region of

£328,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106158



Property Ref:
ABN106158 - 0005

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