



Booth Drive, Ashbourne DE6 1SZ

welcome to

Booth Drive, Ashbourne

A Four bedroomed detached family home including an entrance porch and hall, kitchen, utility, dining room, living room, wc, four bedrooms, an en suite and a bathroom. The gardens are private and very low maintenance. They are a considerable size and block paved.



Entrance Porch

To the front of the property you are greeted with a UPVC door protected with an over storm porch.

Entrance Hall

As you enter the property you are provided with two cupboards for storage, a radiator along with a doorway to the kitchen and a separate entrance to the living room.

Kitchen

10' 11" x 9' 3" (3.33m x 2.82m)

When entering the kitchen you will see a window overlooking the rear garden, wall cupboards and storage under the counter. You will find a gas hob with integrated oven below and an integrated fridge. The Kitchen provides entrances to the utility room and diner.

Utility Room

7' 3" x 5' 3" (2.21m x 1.60m)

Within the utility room you will find spaces for a washer and dryer and a radiator, a sink and cupboard space. A window overlooks the side of the property and you will find a door to the rear garden and a door to the W/C.

Dining Room

10' 5" x 9' 5" (3.17m x 2.87m)

As you enter the dining room from the kitchen you have double glazed patio doors to the rear garden a radiator and double doors through to the living room.

Living Room

14' 4" x 10' 6" (4.37m x 3.20m)

The living room consists of two doors one leading back through to the entrance hall and double doors through the the dining room. You are provided with a double glazed bay window to the front of the property and a fireplace along with a radiator.

W/C

The W/C provides a hand basin, toilet and double glazed window to the side of the property along with

a radiator.

Landing

On the landing you will find a radiator and storage cupboard.

Bedroom One

17' 2" x 13' 1" (5.23m x 3.99m)

Bedroom one provides a build in wardrobe, a double glazed window to the front elevation and a storage cupboard. You will also find a sizeable en-suite.

En-Suite

The en-suite consists of a shower, hand basin, toilet and radiator.

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

The second bedroom provides you with a radiator and a double glazed window to the rear elevation

Bedroom Three

10' 5" x 8' 9" (3.17m x 2.67m)

The third bedroom provides you with a radiator and double glazing to the rear elevation along with build in wardrobes with shelving.

Bedroom Four

8' 7" x 7' 4" (2.62m x 2.24m)

The fourth bedroom consists of a radiator, and a double glazed window to the rear elevation.

Bathroom

The main bathroom provides you with a bath, toilet and hand basin with a double glazed window to the side elevation.

Exterior And Gardens

There is a private block paved driveway with parking for upto 4 vehicles.

There is access to side garden from front drive, The rear garden is a considerable size with a summer house all block paved which is low maintenance and the garden is not overlooked.

Outside tap



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welcome to

Booth Drive, Ashbourne

- Detached family home
- Four bedrooms
- En suite
- Great transport links
- Close to local amenities

Tenure: Freehold EPC Rating: C

offers in the region of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN105634 - 0003

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