



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



view this property online bagshawsresidential.co.uk/Property/ABN105634



welcome to

Booth Drive, Ashbourne

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

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN105634



Property Ref:
ABN105634 - 0006

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