









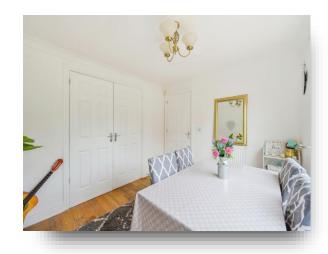
# welcome to

# **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





## 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









postcode not the actual property

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