



The Elms, Cubley Ashbourne DE6 2EY

welcome to

The Elms, Cubley Ashbourne

The modern yet characteristic property is sat down a quiet country lane with easy access to the A515 which takes you directly to the A50, which provides excellent links to the city of Derby and Stoke on Trent.



Entrance Hall

As you enter the property through the composite door, you are greeted with a staircase and to the entrance of a kitchen and lounge/diner. The hallway is equipped with wooden flooring, leading to a downstairs cloakroom/WC which consists of a hand basin and a toilet and a shelf which provides storage for shoes.

Kitchen

14' 7" x 7' 8" (4.45m x 2.34m)

The modern kitchen consists of vinyl flooring, and an arched double glazed window to the front of the property. The kitchen cupboards and drawers are in a stunning sage green colour and have a granite Worktop, they surround the integrated oven/microwave and an integrated hob. There are also spaces for a washer/dryer/dishwasher and for a large American double fridge/freezer.

Lounge/Diner

22' 3" x 14' 6" (6.78m x 4.42m)

The lounge/diner is a spacious area of the property which consists of a set of double glazed UPVC french doors that overlook the stunning rear garden. An inset log burner sits within a brick fireplace that compliments the living area perfectly. There is an exposed beam within the room that adds the characteristic touch to the modern barn conversion. The dining space consists of a double glazed UPVC window and a generous under stair storage cupboard.

Landing

The landing is a bright area lit by the double glazed window that sits by the staircase, there is also access to the partially boarded attic space.

Bedroom One

14' 9" x 12' 6" (4.50m x 3.81m)

The master bedroom provides a beautiful circular double glazed window to the front elevation of the property, and a large cupboard space along with access to the en-suite.

En-Suite

From the master bedroom there is an en-suite that accommodates a shower, toilet, hand basin and a heated towel rail.

Bedroom Two

14' 7" x 10' 9" (4.45m x 3.28m)

The second bedroom consists of the characteristic circular double glazed window to the front elevation and a double glazed window to the rear elevation. There is a gorgeous exposed beam within the bedroom, adding the modern yet characteristic feel that you will find throughout the barn conversion.

Bedroom Three

11' 2" x 7' 9" (3.40m x 2.36m)

The third bedroom consists of a double glazed window to the rear elevation and another exposed beam which adds the character into the bedroom.

Rear Garden

The rear garden provides a paved area from the french doors with a few steps leading up to a tiered well presented garden with a mature shrub border. To the rear of the garden there is a wood chip area which homes a summer house along with a shed.



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The Elms, Cubley Ashbourne

- Stunning village location
- Double garage
- Parking for two vehicles
- Brilliant road links
-

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106250 - 0016

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