



**Lambourne Avenue, Ashbourne DE6 1BP**



**welcome to**

**Lambourne Avenue, Ashbourne**

The bungalow consists of a hallway, utility area, bathroom, kitchen/dining room, living room, bedroom/study, two further bedrooms upstairs and a shower room with gorgeous garden with a patio sitting area, established shrubs, lawn and two sheds.



### **Entrance Porch**

As you enter the property through the UPVC door you are greeted with a double glazed window to the front and side, and tiled flooring.

### **Entrance Hall**

You are met with another UPVC door from the porch, a double glazed window to the front, the stairs and radiator.

### **Lounge**

13' 5" x 13' 3" ( 4.09m x 4.04m )

Within the lounge there is a double glazed window to the rear, wall lights, and a feature brick fireplace with log burner.

### **Sitting Room/Bedroom Three**

10' x 8' 11" ( 3.05m x 2.72m )

In the sitting room there is a double glazed window to the front and radiator

### **Kitchen/Diner**

19' 5" x 12' 10" ( 5.92m x 3.91m )

The kitchen/Diner consists of vinyl flooring, an enclosed boiler, cupboard to wall units and double glazed windows the the front and rear of the property. The kitchen provides a free standing oven with integrated dishwasher/fridge.

### **Utility Room**

7' 7" x 5' 11" ( 2.31m x 1.80m )

The utility provides base unit with worktop space and plumbing for washing machine and cupboard space.

### **Bathroom**

The family bathroom consist of vinyl flooring, wash vanity, W/C, three double glazed windows the the front, part tiled walls and a bath.

### **Bedroom One**

14' 1" x 8' 8" ( 4.29m x 2.64m )

The first bedroom provides a double glazed window the the front elevation, sliding wardrobes and loft access.

### **Bedroom Two**

12' 9" x 8' 10" ( 3.89m x 2.69m )

The second bedroom provides a double glazed window to the front elevation, loft access and cupboard storage.

### **Shower Room**

The shower room provides vinyl flooring, an electric shower cubicle, wash vanity, W/C and a double glazed window to the rear elevation.

### **Rear Garden**

The rear garden consists of a spacious grass area with a patio, log store and mature shrubs and trees. With space for sheds, a green house, timber archway and gravel boarders.

### **Front Garden**

The front garden is complimented with mature shrubs and outside lighting.

### **Garage**

14' 7" x 9' 6" ( 4.45m x 2.90m )

The integrated garage consists of an up and over door, a double glazed window to the side, meter box and base units and shelves.



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welcome to

## Lambourne Avenue, Ashbourne

- Dormer bungalow
- Three bedrooms
- Garage & Off road parking
- Detached
- Deceptively spacious

Tenure: Freehold EPC Rating: E

offers in the region of

**£385,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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