





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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Lambourne Avenue, Ashbourne

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

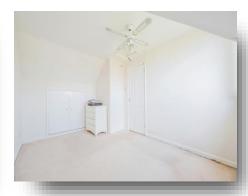
Tenure: Freehold EPC Rating: E

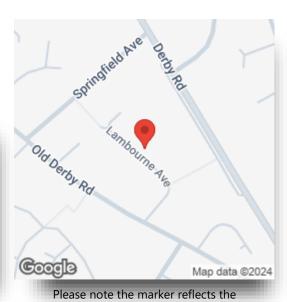
offers in the region of

£385,000









postcode not the actual property

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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.

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