



Rose Gardens Clifton Road, Ashbourne DE6 1DT

welcome to

Rose Gardens Clifton Road, Ashbourne

Build complete and ready to move in to! The Dovedale, a perfect 4 bedroom family home with ensuite to the master bedroom, large family sized kitchen dining area, separate living area, integrated appliances to the kitchen, off road parking



About The Area

Ashbourne is a peaceful and picturesque historical market town in the Derbyshire Dales. With its winding cobbled streets, traditional outdoor market place held every Thursday and Saturday throughout the year, complementing the wide range of individual shops in the town and over 200 listed buildings of Tudor and Georgian heritage, Ashbourne continues to be a very well sought after location within Derbyshire.

Ground Floor

Enter the property into the spacious hallway providing access to the downstairs wc, the stairs and access to the living area and the kitchen diner.

Living Room

The spacious living area located to the front of the property has windows to the front and the side of the room, plus cottage oak style doors making this room bright and comfortable.

Kitchen/Dining Room

The substantial sized kitchen dining area located to the back of the house offers the perfect space to create into a dining / lounge area with bi-fold doors to the back wall providing great views of the rear garden, the L shaped kitchen and comes with wall and base units with soft close hinges and drawers, sink with mixer tap. Integrated appliances plus space for a washing machine

First Floor

The first floor offers a storage cupboard to the landing, access to four bedrooms and the family bathroom.

Bedroom One

To the front of the house is a generous sized master bedroom with ensuite

En-Suite

The ensuite comprises of white gloss wc and hand wash basin, chrome ladder style towel radiator and a thermostatic shower with main shower head and

separate handle shower.

Bedroom Two

The second bedroom is a single bedroom which would also make the perfect office space.

Bedroom Three

Double bedroom

Bedroom Four

Double bedroom

Bathroom

The family bathroom comprises of a thermostatic shower above the bath with glass shower screen, chrome ladder style towel rail, Full height and width mirror above half height boxing and white gloss wc and hand wash basin.

Rear Garden

The rear garden is neatly designed with a patio area, turfed lawn and external garden tap.

Hodgkinsons Builders

Hodgkinson Builders is a local Derbyshire, family run business founded in 1990. Starting from a small bricklaying business, Hodgkinson Builders now has 30 years expertise in property development, with projects all across the UK. In building both domestic and commercial properties, they have a range of experiences and insights to help build the perfect home for you. Hodgkinson Builders pride themselves on the traditional look of their homes. At Hodgkinson Builders, it is not just about building houses and properties, it's about building lives and opportunities across the UK.



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Rose Gardens Clifton Road, Ashbourne

- Quality kitchen with integrated appliances
- 10 year new build warranty
- Ensuite to master bedroom
- EPC rating B
- The last four bed available on site!

Tenure: Freehold EPC Rating: Exempt

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106382 - 0003

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bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



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