



**Thorn Hedges Longford, Ashbourne DE6 3DR**



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## **Thorn Hedges Longford, Ashbourne**

The property in brief consists of Hallway, Kitchen Diner, Lounge, Utility, Study, bathroom and Bedroom on the ground floor. The first elevation provides a further two bedrooms, one benefiting from Juliet balcony and ensuite. Outside, there is a well maintained garden, driveway and bicycle storage.



### Lounge

10' 1" x 15' 5" ( 3.07m x 4.70m )

This room contains large window with views over the fields that sit at to the front of the property, radiator and and log burner.

### Study

13' 1" x 7' 7" ( 3.99m x 2.31m )

This room contains window to side and radiator.

### Kitchen/Diner

26' x 12' 1" ( 7.92m x 3.68m )

A well sized room, with the feature of underfloor heating throughout the tiled area, there is access to the back garden via a UPVC door with part glass panel. The kitchen provides a range of oak base and wall cupboards and draws. Belfast sink with drainer and chrome mixer tap attractively positioned under a window, looking out into the well maintained back garden. Integrated appliances include five ring hob and warming plate, stainless steel extractor hood, useful under stairs storage cupboard. The dining area features wooden flooring, radiator and a UPVC double glazed window to the side.

### Bedroom

13' 4" x 10' 2" max ( 4.06m x 3.10m max )

Provides radiator, cupboard and dual aspects windows to the front and side.

### Utility

6' 5" x 6' 1" ( 1.96m x 1.85m )

Space for washer.

### Landing

Access to the eaves is provided on the landing.  
Cupboard.

### Bedroom

13' 5" x 14' 4" ( 4.09m x 4.37m )

The room provides lots of natural light through the two UPVC skylights and feature Juliet balcony through the french doors. Additionally, there is a storage cupboard and radiator.

### Ensuite

The room provides a P shaped bath with mains shower over , WC, frosted window to the front elevation. In addition, a wash hand basin with mixer tap, oak flooring, chrome heated towel radiator, extractor fan and spot lighting to ceiling.

### Bedroom

12' 10" x 10' 6" ( 3.91m x 3.20m )

The room provides UPVC double glazed window to the front elevation and double glazed velux window to the ceiling.

### Gardens

The front garden has grass to the front, bicycle storage and driveway to the side.

Delightful and easily manageable west facing rear garden, offers patio area ideal for garden furniture, outdoor lights and raised grass area which is accessed by steps. Fence and hedges to the property's boundary, Additionally, there are two timber sheds. There is side access to lead back to the front of the property.



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## **Thorn Hedges Longford, Ashbourne**

- Three Bedrooms
- Juliet Balcony
- Drive way
- Bicycle Storage
- Well kept rear garden

Tenure: Freehold EPC Rating: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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