



**Brickyard Cottages Old Derby Road,Ashbourne DE6 1FL**



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**Brickyard Cottages Old Derby Road, Ashbourne**

Charming Two-Bedroom Property - Located in the heart of Ashbourne, Derbyshire, this well-proportioned home offers a fantastic opportunity to put your own stamp on it. With a spacious layout and great potential, ideal for first-time buyers or those looking for a project.



### Entrance Porch

4' 2" x 3' ( 1.27m x 0.91m )

Providing a welcoming entryway leading into the living room.

### Entrance Hall

9' 3" x 2' 10" ( 2.82m x 0.86m )

Carpeted throughout, creating a warm and inviting space that connects to the kitchen/dining room.

### Kitchen/Dining Room

18' 10" x 8' 9" ( 5.74m x 2.67m )

- A well-sized kitchen with a window to the front elevation, a four-ring electric hob and oven, splashback tiling, high and low cupboard storage, a radiator, and space for a dishwasher and washing machine. The dining area, also carpeted, offers a versatile space and is separated from the lounge by French doors.

### Living Room

11' 1" Plus Recess x 16' 2" ( 3.38m Plus Recess x 4.93m )

A spacious and bright living area, featuring carpeted flooring, under stairs storage suitable for a downstairs office space, an electric fireplace, a window to both the front and side elevations, three radiators and a staircase leading to the first-floor landing.

### Landing

Carpeted landing provides access to all rooms and features an airing cupboard housing the combi boiler, as well as loft access which is partly bordered.

### Bedroom One

14' x 8' 5" ( 4.27m x 2.57m )

The main bedroom is a spacious double room, benefiting from two radiators and two windows to the front elevation

### Bedroom Two

13' 11" x 8' 4" ( 4.24m x 2.54m )

The second bedroom is also carpeted, with a radiator and a window to the front elevation.

### Shower Room

The upstairs shower room offers a practical and well-sized space, featuring carpeted flooring and half-height tiling around the room. A walk-in mains water shower, a sink fitted with hot and cold chrome taps, WC and two obscure privacy windows to the front elevation, allowing natural light to brighten the space while maintaining privacy.

### Outside

Externally, the property benefits from a tarmacked driveway with parking for one vehicle, edged by a lawn and mature shrubs. The courtyard-style frontage is enclosed by fencing, providing a private and welcoming entrance.



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## Brickyard Cottages Old Derby Road, Ashbourne

- Private Driveway
- Kitchen/Dining Room
- Combi Boiler
- Sought-After Location
- Two Generous Sized Bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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