





Brickyard Cottages Old Derby Road, Ashbourne DE6 1FL



welcome to

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

Tenure: Freehold EPC Rating: D

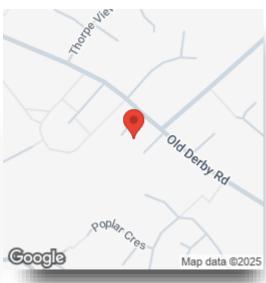
offers in the region of

£170,000









Please note the marker reflects the postcode not the actual property

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