



Rowan Tree Close,Ashbourne DE6 1HZ

welcome to

Rowan Tree Close, Ashbourne

Situated on a quiet residential street, this well presented bungalow is offered with no chain and in a desirable part of Ashbourne. Featuring three bedrooms, shower room, driveway and detached garage. Ideal for those looking to downsize.



Auctioneer's Comments

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Entrance Hall Lounge Diner

20' 11" x 12' 4" (6.38m x 3.76m)

A well proportioned inviting lounge diner featuring fitted carpets and flooded with natural light from the rear facing window and rear sliding door that leads directly onto the patio area - perfect for indoor/outdoor living. The room benefits from two radiators and an archway providing seamless access into the kitchen.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

This functional kitchen features tiled flooring and a

range of matching base and wall units, complimented by stylish worktops. Appliances include an integrated fridge, a Diplomat double oven and a four ring electric hob. A 1.5 bowl sink is perfectly positioned beneath the rear facing window, offering a pleasant garden outlook. A convenient door leads directly into the garage, adding to the practicality of the space.

Bedroom One

14' x 9' 9" (4.27m x 2.97m)

A well proportioned, carpeted bedroom featuring a large window providing natural light and offers pleasant views to the front.

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

Another good sized, carpeted bedroom with a large front facing window providing natural light. A radiator sits neatly beneath the window. An integrated wardrobe offering convenient built in storage.

Bedroom Three

7' 2" x 7' 7" (2.18m x 2.31m)

A carpeted room featuring a side facing window with a radiator positioned beneath ensuring a bright and comfortable space. Includes a wardrobe with shelving above, offering practical storage solutions.

Shower Room

The shower room is fitted with a modern three piece suite comprising a large double walk in shower, sink and WC. Additional features include a built in cupboard that houses the boiler and a window to the rear.

Garage

8' x 11' 4" (2.44m x 3.45m)

The garage provides power and lighting with wooden door to access from the front, with additional doors to the rear opening up to the back of the garage.

Back Garage

2' 8" x 7' 11" (0.81m x 2.41m)

The useful back garage provides plumbing for a washing machine and additional storage space. There is also another door that leads you straight out into the rear garden.

Rear Garden

The rear North West facing garden is a tranquil space with a degree of privacy due to the mature hedges to borders. The space also provides a small pond, lawn and patio space.



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Rowan Tree Close, Ashbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Bungalow

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106527 - 0009

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