



South View, Mayfield ASHBOURNE DE6 2JP

welcome to

South View, Mayfield ASHBOURNE

CHAIN FREE An immaculately presented two-bedroom home in the charming village of Mayfield, Ashbourne. With a beautiful rear outlook over the river, modern kitchen, stylish interiors, and flexible living space, this home offers the perfect step onto the property ladder. Ideal for first-time buyers.



Entrance Porch

13' 5" x 9' 3" (4.09m x 2.82m)

A fantastic, versatile entrance space which is fully enclosed and finished with power and lighting, it provides ample room for coats, boots, and general storage. There's also plumbing for a washing machine and space for a tumble dryer, making it a practical and tidy solution for household appliances. Built-in storage units can be included, providing extra value and convenience for new owners.

Kitchen

13' 4" x 10' 11" (4.06m x 3.33m)

Stepping through the main door, the heart of the home opens with a well-appointed, modern kitchen that's both functional and stylish. Featuring granite worktops, a breakfast bar for casual dining, and a range of high and low cupboards, the kitchen offers ample storage and workspace. The five-ring gas hob, white composite inset sink with a drainer located under the front window, integrated fridge and freezer, wine cooler, and under-stairs additional counter space make this an efficient and sociable space to cook and entertain.

Living Room

13' 4" x 12' 9" Max (4.06m x 3.89m Max)

A warm and characterful lounge space with a cosy yet refined finish. The log burner provides a striking focal point and a sense of traditional charm, complemented by exposed ceiling beams and exposed brickwork for added texture. The room is carpeted, features a radiator, and has under-TV storage cupboards set below a smart decorative panelled wall. A large rear-facing window overlooks the river, offering peaceful views and creating a bright, uplifting living space all year round.

Landing

The landing area connects the first floor and serves as access to both the main bedroom and the family bathroom. It is neatly carpeted and features a stairway continuing up to the second bedroom, keeping the upper level separated for added privacy.

Bedroom One

13' 5" x 12' 8" (4.09m x 3.86m)

A generously sized double bedroom that offers comfort and space, ideal for a first-time buyer or young couple. The room is fully carpeted, has a rear-facing window overlooking the river, and benefits from the calm ambience that the setting provides.

Bedroom Two

12' 4" x 9' (3.76m x 2.74m)

Located on the top floor and accessed via the carpeted stairs, the second bedroom makes for a perfect guest room, home office, or creative space. The room features a large skylight, carpeted flooring, and a radiator, offering a quiet and bright space tucked away from the main living areas.

Bathroom

Smartly designed with a tiled floor, this stylish bathroom is fitted with a mains water shower, WC, bath, modern sink with chrome mixer tap, window to the front elevation, offering good ventilation and natural light. There is also built-in storage housing the boiler, which is perfect for towel and linen storage, adding practicality to the space.

Rear Garden

The block-paved rear garden is a true highlight of this home. Low-maintenance and thoughtfully laid out, it provides a private outdoor space ideal for morning coffee, summer dining, or simply taking in the view. The garden directly overlooks the river, offering a rare and stunning outlook that changes with the seasons.



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South View, Mayfield ASHBOURNE

- Idyllic River Views
- Modern Kitchen
- Spacious Lounge with Character Features
- Versatile Entrance Porch with Storage
- Low-Maintenance Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106662 - 0023

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