



**South View, Mayfield ASHBOURNE DE6 2JP**



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## **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 over

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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