



Northcliffe Road, Ashbourne DE6 1FE

welcome to

Northcliffe Road, Ashbourne

A thoughtfully designed three bedroom home in highly sought after Ashbourne, enhanced by a flexible loft space ready to adapt to your needs. Perched in a prime position, this property offers breathtaking views over the Derbyshire countryside.



Entrance Hall

Entering the property, you are greeted by a bright hallway that provides carpeted stairs to the first floor and a radiator. A door opens out into the living room.

Lounge

11' 4" x 12' 4" (3.45m x 3.76m)

The lounge features a log burner with built in shelves to the recess, creating a cosy and functional focal point. A window to the front allows plenty of natural light to flood the room, with a radiator neatly positioned beneath.

Kitchen

13' 10" x 9' 4" (4.22m x 2.84m)

To the rear of the property is a spacious dining kitchen, fitted with a range of shaker style wall and base units. Integrated appliances include a four ring gas hob, oven and extractor fan. The sink enjoys a prime position underneath a rear facing window offering lovely views over the garden and the rolling fields beyond. The room is finished with tiled flooring and contemporary tile splashbacks combining practicality with style. A rear door leads directly out to the patio area, perfect for outside dining and entertaining. The kitchen also provides access to a useful under stairs cupboard and a convenient downstairs cloakroom.

Cloakroom

The cloakroom is fitted with a modern white toilet and sink combination unit and includes a towel radiator for added comfort. The space also houses the Vailant boiler.

Bedroom One

10' 7" x 9' 8" (3.23m x 2.95m)

A bright bedroom enjoying stunning views over the rear garden and the beautiful open countryside beyond. The room is carpeted throughout and features useful built in shelving within the recess, ideal for storage or display.

Bedroom Two

9' 9" x 10' 6" (2.97m x 3.20m)

A good sized room that provides a window overlooking the front of the property, allowing in plenty of natural light. Finished with carpets and a radiator beneath the window.

Bedroom Three

6' 5" x 6' 10" (1.96m x 2.08m)

A comfortable carpeted room fitted with a front facing window and radiator.

Loft Space

11' max x 11' max (3.35m max x 3.35m max)

A generously sized and versatile loft room, flooded with natural light from two Velux windows. Characterful exposed beams add charm, while storage cupboards into the eaves offer practicality. Complete with carpet flooring and a radiator, this space is multifunctional.

Garden

The rear garden enjoys a well thought out practical flow. Starting on a generously proportioned paved patio ideal for outdoor furniture, the patio continues with a practical pathway connecting the garden's different zoned areas. A well maintained lawn leads to a second patio area which is currently used as a barbecue space with a convenient timber shelter for all weather entertaining. The garden's charm continues with a lovely summerhouse, offering versatility for use as a home office or hobby room. A standout feature of this space is the stunning views which enhances its appeal and creates a serene outdoor sanctuary.



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welcome to

Northcliffe Road, Ashbourne

- Stunning Countryside Views
- Prime Ashbourne Location
- Loft Conversion
- Off-Road Parking
-

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106651 - 0005

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