



Barton Drive,Ashbourne DE6 1TN

welcome to

Barton Drive, Ashbourne

A beautifully modern presented three-bedroom home built in 2019, offering spacious and versatile accommodation across three floors, landscaped rear garden, garage, and driveway. Situated in a sought-after residential location with excellent schools and convenient access to Ashbourne town



Entrance Hall

The entrance hall is a cosy space accessed through the main floor, featuring a radiator and feature light provides access to the cloak room with WC and the lounge.

Cloakroom

Stylishly decorated Cloakroom and finished to a high standard featuring tiled wall partly subway, WC, wash hand basin, radiator, spot lighting and extractor fan.

Lounge

16' 3" x 12' (4.95m x 3.66m)

A warm, cosy lounge which features a lovely double glazed bay window allowing plenty of natural light. Beautifully decorated to a high standard with neutral features such as the carpet. Two ceiling light, radiator and useful understairs storage cupboard.

Kitchen / Diner

15' 3" x 10' 5" (4.65m x 3.17m)

A modern kitchen fitted with a range of matching base, wall and draw units with wood effect worktops and subway tile splashbacks finished with stainless steel sink & drainer, integrated fridge freezer, Zanussi oven, four ring gas hob, extractor hood, integrated washing machine and dishwasher provide practicality. With spot downlights, oak engineered flooring, double glazed window in a prime position overlooking the garden. A space perfect for a dining table with radiator and rear facing UPVC french doors leading onto the rear garden.

Landing

Following on with the carpeted floor from the stairs with oak effect hand rail the landing features an white wood banister with an oak effect finish keeping on theme with the hand rail, a cosy corner with a small radiator at the bottom of the stairs leading onto the second floor complete with a window over looking the front of the property. Airing cupboard used for storage only.

Bedroom One

20' 9" x 15' 5" (6.32m x 4.70m)

This master bedroom spread across the second floor is generous sized room with amps of natural lighting seeping through the two rear skylights and front facing double glazed window. Well decorated flowing on with the carpet from the stairs, fitted wardrobes, ceiling light and two radiators. This is also where you will find the loft hatch which provides access to the loft.

En Suite

Leading on from the Master bedroom, a walk-in double shower, WC and wall hand basin. Decorated with laminate tile flooring, spot lighting, splashback and towel radiator also featuring electric shaver outlet and extractor fan.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom two is also a comfortable double, with carpet, radiator, window to the rear elevation, and a stylish fitted wardrobe.

Bedroom Three

11' 10" x 8' 8" (3.61m x 2.64m)

Bedroom three is a generous double room positioned to the front with carpet, radiator, double glazed window.

Bathroom

The family bathroom contains a three piece white suite comprising in bath with chrome tap, free standing sink and WC. Window to the rear, splashback, laminate tile flooring, extractor fan and towel radiator.

Outside

Outside at the rear of the property is a beautifully south west facing landscaped garden featuring patio, fencing border with raised planter, planted with mature shrubs, gated side access in the fence leading to the driveway and garage. Door on the side of garage wall providing convenient access to the garage.

Garage

20' x 9' 11" (6.10m x 3.02m)

The garage is fully insulated used as an extra room with power, lighting and an up and over door, making it a practical and versatile space for a variety of options, it can also be accessed via a UPVC door from the garden. Also providing extra attic space.



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Barton Drive, Ashbourne

- Open plan dining kitchen
- Modern Three Bedroom, Three storey Property
- Master bedroom With En-Suite
- Half converted Garage
- Tandem Driveway

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

offers in the region of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106191 - 0006

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